New Jersey Department of Environmental Protection Historic Preservation Office -1957079344 **PROPERTY REPORT** Property ID: Ownership: Private Property Name: BRIAR HILL ROAD BRIAR HILL ROAD RD Apartment #: **ZIP:** 07042 Address: **PROPERTY LOCATION(S):** County: Municipality: Local Place Name: **USGS Quad:** Block: Lot: ESSEX Montclair township 103 26 Orange **Property Photo:** UTHORIZED NNEL IRESPASSING **Old HSI Number: NRIS Number:** HABS/HAER Number: **Description:** VACANT LAND Setting: National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Property ID: -1957079344 Location Map:

Site Map:

Addres	s: BRIAR HILI vey ID: -195707	9344
Sun 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1001 1	103/ 103/30 103/30 103/29 103 103/29 103 103/29 103 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/ 103/	^{103/21} ^{103/21} ^{103/21} ^{103/21} ^{103/21} ^{103/21} ^{102/21} ¹⁰
0	270	540 Feet
Survey Prop	erties 2020	Parcels T
Roads	200	Municipalities

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information: 0713_103_26							
More Research Needed	I? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name		oric District					
Status	Non-Contributing						
Associated Archeo (known or poter	logical Site/Depos tial sites. If Yes, ple		')				
Conversion Problem?	Conversio	nNote: 422139					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1957079344	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFLR				r roporty ib.	<u> </u>	
Property Name:	1 BRIAR HILL ROAD			Owners	hip: Privat	e
Address:	1 BRIAR HILL ROAD RD		Apartment #:		ZIP: 07042	2
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	103	12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-586180438

Property ID.

Description:

The house at 1 Briar Hill Road is a 1-story, 2-bay, side-gabled frame single-family, Modernistic residence built in 1981 and is located within the proposed boundary of the Estate Area Historic District. The roof is covered with asphalt shingles and the siding is painted vertical clapboard. The house is banked into a hill, creating a walk-out basement or first floor the walls of which are parged concrete. A wooden deck is suspended over the parking area on the east facade. The north gable end is dominated by a bank of full-story-height, fixed pane windows. The house faces north onto Briar Hill Road.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

The lot is heavily wooded with deciduous and evergreen trees and shrubs. Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-586180438	
Organization:	E2 Project Management			

Address: 1 BRIAR HILL ROAD Survey ID: -586180438 93/5 103/10 th 104/3 93/31 103/11 th 104/3 Briar Hill Rd CCF Way 103/30 104/1 /104/8 104/9 103/29 103/31 104/2 82/201 104/7 103/27 103/26 104/6 103/22 Murray 104/5 149/24 149/28 103/14 1101/1 Stonebridge 61103/15 103/15 103/15 103/20 1102/10 Valley-Harrie 1101/2 149/2 Ra 1101/3 270 540 0 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_103_12						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?						
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422129					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-586180438	
Organization:	E2 Project Management			

Site Map:

PROPER	TY REPORT			Property ID:	435548242
Property Name: Address:	3 BRIAR HILL ROAD 3 BRIAR HILL ROAD RD		Apartment #:	Ownersh Z	nip: Private CIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 3 Briar Hill Road was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay H-Plan Minimal Traditional house faces east onto Briar Hill Road. The house is covered by a cross gable roof covered with asphalt shingles and broken by a chimney and a vent pipe. The front elevation is distinguished by paired roofline gables, the house most distinctive feature. The present exterior appearance suggests a more recent remodeling of the mid-20th century house.

Exterior elevations are clad in vinyl siding. Window openings consist of 2/2 double-hangs sash, casement windows and fixed panes. The house rests upon a parged concrete block foundation. The recessed main entrance displays a single leaf paneled main entrance door framed by multi-light sidelights and set beneath a multi-light transom. The fenestration pattern on the front elevation is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Re

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	435548242	
Organization:	E2 Project Management			

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 3 BRIAR HILL ROAD Survey ID: 435548242 103/8 104/ 103/4 103/30 103/5 103/9 103/3 104/1 103/29 103/10 Roci 103/31 103/2 104/2 103/28 103/11 104/3 103/27 Eagl. Br iar Hill Rd 103/26 103/22 104 104/4 ra 103/12 104/5 <1/6b1 E1/501 149/24 82/58 103/14 Way 1/1011 103/20 Harriet-St all a 103/22 203 1101/2 103/ 89/1 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_103_21							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?)				

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 435548242

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PROPER	TY REPORT			Property ID:	-2136675733
Property Name:	5 BRIAR HILL ROAD			Owners	hip: Private
Address:	5 BRIAR HILL ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	22

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 5 Briar Hill Road was constructed ca. 1930 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house faces north onto Briar Hill Road. The house is covered by a side gable roof with paired gable roofed dormers project from the dwelling's front elevation. The roof system is covered with an asphalt shingle roof.

Exterior elevations are clad in rectangular cut wood shingles. The house rests upon a brick foundation; at the front elevation, the foundation is set behind a retaining wall constructed of coursed ashlar. Window openings consist primarily of 6/1 and 1/1 double-hung vinyl replacement windows. Pilasters frame the round arch double-hung wood dormer windows. A tracery fanlight is centered within the front gable. Square posts support the shed roofed entrance porch; the single leaf paneled main entrance is set within a Federal style-inspired entrance surround and is framed by leaded glass sidelights and a fanlight. A one- story shed emerges from the east elevation; a two-bay garage is set into the ground level. The overall picturesque quality and incorporation of Colonial Revival style elements emerge as the house's most character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	or: Joseph Schuchman	(Primary Contact) -2136675733	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

225-277	Iress: 5 BRIAR HIL Survey ID: -213667	5733	
26 101 101/1 26 10 101/1 26 10 101/1 28 1/101	-03/30	103/8 103/9	14
82/20	103/29 103/31 Briar 22,501 22,501	103	14/2
2 11/001 2 11/001 2 11/001	103/2 EOT	113	104/5
Harrie	103/20	103/19 103/14 55 103/14 Valley Way	1/1011
0	270	540	1
Survey F —— Roads	Properties 2020	Parcels Municipalities	I

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_103_22							
More Research Needed	d? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: (Building	0	Bridge			
	(Structure	e 0	Landscape			
	(Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area His	toric Distric	t				
Status	: Contributing						
Associated Archec (known or poter	ological Site/Deposition of the second states of th		ibe briefly)				
Conversion Problem?	Conversi	onNote:	422138				

Conversion Problem? ConversionNote:

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

6/25/2020

(Primary Contact)

Property ID: -2136675733

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PROPER	TY REPORT			Property ID:	-1330146600
Property Name:	6 BRIAR HILL ROAD			Owners	hip: Private
Address:	6 BRIAR HILL ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	31

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 6 Briar Hill Road was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 4 bay Minimal Traditional house faces west onto Briar Hill Road. The house is covered by a cross gable roof with a front elevation gable. The roof system is covered with an asphalt shingle roof and broken by a brick chimney rising from the west gable and by vent pipes.

Exterior elevations are clad in running bond brick; gable ends are faced in weatherboard. Window openings consist of 1/1, double-hung sash. The house rests upon a parged concrete block foundation and displays a single leaf paneled main entrance door set behind a multipaned storm and screen door. On the south elevation, a secondary entrance is set beneath a gabled entrance shelter with wood post supports. A gable roofed garage is attached to and set back from the north elevation; a gable pediment distinguishes the garage bay. The overall simplicity of design is the house's most character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District but is harmonizing with the local district.

Setting:

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -1330146600	
Organizatio	on: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

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Site Map:

	ss: 6 BRIAR HII rvey ID: -13301	46600
1/101 Undereiller	103/5	103/6
103/3 103/2 103/3	3/30 -	103/8 103/8 103/9 104/2 103/9 104/2 104/2 104/2 104/2 104/2 104/2
	Briar H 97/Eor	N Rd 104/4 5
CI-1681	103/20 270	And
	perties 2020	Parcels Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_103_31								
More Research Needed	d? (che	cke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	listo	pric District					
Status	: Non-Contribu	ting						
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422144					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1330146600

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPER	TY REPORT			Property ID: 1723015825
Property Name:	7 BRIAR HILL ROAD			Ownership: Private
Address:	7 BRIAR HILL ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	103 27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family modified U-shaped dwelling at 7 Briar Hill Road was constructed ca. 1966 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay ranch house incorporates Craftsman detailing and faces north onto Briar Hill Road. The house is covered by a side gable roof with pronounced overhang. The roof system is covered with an asphalt shingle roof broken by a stone-faced chimney at the east elevation.

Exterior elevations are clad primarily in plywood. A gabled ell, the house's character defining feature, is faced in randomly arranged ashlar and rises to a shallow gable roof with a pronounced overhang. The recessed paneled single leaf entrance door is framed by a single sidelight. Window openings consist primarily of vinyl casement windows and fixed panes. The house rests upon a parged concrete block foundation. A garage is set into the dwelling's ground level facing Briar Hill Road.

This property has not been previously surveyed. The building is in excellent condition with a High degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Re

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status	National Historic Landmark?:	
	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1723015825	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 7 BRIAR HILL ROAD Survey ID: 1723015825 201 103/2 200 103/2 Crest-Dr-103/8 toth 103/5 103/4 103/30 103/9 103/3 103/29 103/10 103/31 150/1 103/28 103/11 Briar Hill Rd 103/26 103/22 149/10 TL 149/8 651 Murray 103/21 lountai 103/12 22/661 S 149/30 E1/501 149/24 149/29 149/28 Harriet-St 103/20 20 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_103_27							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

(Primary Contact)

Property ID: 1723015825

1593101341 PROPERTY REPORT Property ID: Ownership: Private 9 BRIAR HILL ROAD Property Name: 9 BRIAR HILL ROAD RD ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot: ESSEX Montclair township Orange 103 28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 9 Briar Hill Road was constructed ca. 1966 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional split-level house faces north onto Briar Hill Road. The main block house is covered by a side gable roof; an adjoining 1-story ell with raised basement to its east is hip roofed. The roof system is covered with an asphalt shingle roof and broken by a brick flue and vent pipe.

Exterior elevations of the gabled block are clad in brick; the hip roof ell is covered in asbestos siding. Window openings consist of vinyl casement and 6/6 double-hung windows. The oversize casement windows at the front elevation are the house's character defining feature. The house rests upon a parged concrete block foundation. A 2-car garage is set within the front elevation's ground level and is accessible from an asphalt driveway that fronts on Briar Hill Road. An quarter-turn brick and flagstone staircase leads from the driveway to the single leaf paneled main entrance door which is framed by sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) 1593101341	
Organizatio	n: E2 Project Management		

Site Map:

Location Map:

Address: 9 BRIAR HILL ROAD Survey ID: 1593101341 0113 Briar Hill Rd Jane Contrad rest-Dr-103/5 1011 103/4 103/30 103/3 103/29 103/31 150/1 103/1 103/22 103/26 Murray (149/10) 11/0681 103/22 103/21 tain-S 103/12 149/30 ouns 149/24 149/29 149/28 Harriet-St 103/20 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
More Research Needed	? (checked=Yes)					
NTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historia District 2	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					

-693506278 PROPERTY REPORT Property ID: Ownership: Private 11 BRIAR HILL ROAD **Property Name:** 11 BRIAR HILL ROAD RD ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot: ESSEX Montclair township Orange 103 29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 11 Briar Hill Road was constructed ca. 1947 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional ranch house faces south; access is from Briar Hill Road to its east. The house is covered by a hip roof with a pronounced overhang. The roof system is covered with an asphalt shingle roof and broken by a stucco brick front elevation chimney.

Exterior elevations are clad in stucco. Window openings consist of primarily of multiple groupings of fixed vinyl casement windows, many set beneath a fixed pane transom. The house rests upon a parged concrete block foundation. The main entrance, the house's most character defining feature, is distinguished by a broken gabled pediment, a continuation of the roofline cornice. A curvilinear flagstone path leads to the stucco entrance steps. A fixed pane window dominates the single leaf main entrance door which is set within a classically inspired surround. A shed roofed screened porch extends from the east elevation. A two-bay garage is set within the ground level of the east-elevation. The arrangement of the front elevation is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -693506278]
Organizatio	on: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

Surv	: 11 BRIAR H vey ID: -6935	
10.1/101	2/101 Jnderclift Rd	103/5
5	103/4	1-3,
103/2 103/2	10/29	103/31
untain Ave	103/26 103/26	Briar Hill-P
5 140, 7 A	1210	17/601 17/601 03/20
0	270	540
Survey Prope	rties 2020	Parcels
Roads	72	J Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_103_29								
More Research Needeo	d? (cheo	cked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark				-			
District Name	: Estate Area H	listo	pric District					
Status	: Non-Contribu	ting						
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422142					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -693506278

PROPER	TY REPORT			Property ID: 758145939
Property Name:	13 BRIAR HILL ROAD			Ownership: Private
Address:	13 BRIAR HILL ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	103 30

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 13 Briar Hill Road was constructed ca. 1963 and is located within the proposed boundary of the Estate Area Historic District. The front elevation of the 1.5 story 3 bay Modernistic house faces east onto Briar Hill Road. The house is comprised of adjoining shed roof blocks, of differing height. The roof system is covered with an asphalt shingle roof.

Exterior elevations are clad in plank wood. Window openings consist of casement windows and fixed panes. The house rests upon a parged concrete block foundation. The main entrance is distinguished by a projecting gable and fronts on an expansive wooden deck. The north side elevation featured a single bay garage opening set within the ground level and a series of rectangular clearstory windows at its upper level. The house's distinctive shape and massing are its character defining features.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Briar Hill Road is one of several streets which came into existence in the 1925-1939 Pre-Depression Era. While the oldest house dates from ca. 1930, Briar Hill was significantly developed in the period 1956-1966. The street is characterized by single-family suburban style residences whose designs reflect the popular stylistic trends of their respective period of construction. Houses are set back from the road on landscaped lots. Briar Hill Road extends from Undercliff Road to Eagle Rock Way.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:				
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1			
Surveyor:	Scott Wieczorek	(Primary Contact) 758145939				
Organization:	E2 Project Management					

Site Map:

	ss: 13 BRIAR HI Survey ID: 75814	
9/17/10/11/11/11/11/11/11/11/11/11/11/11/11/	01/4 Rd 102/7 Rd 101/3 Rd 101/3 Rd 101/3 Rd 101/3 Rd 101/3 Rd 101/3 Rd 102/7	103/5.07 103/6 103/5 103/6 103/5 103/8 103/9 103/10 03/31 103/11 20 Briar 103/11 20
0	270 operties 2020	540 Feet Parcels

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_103_30						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422143					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	758145939	
Organization:	E2 Project Management			

1929570833 PROPERTY REPORT Property ID: Ownership: Private Property Name: **85 CLINTON AVENUE 85 CLINTON AVENUE AVE** 07042 Address: Apartment #: ZIP: **PROPERTY LOCATION(S): USGS Quad:** County: Municipality: Local Place Name: Block: Lot: ESSEX Montclair township 1205 1 Orange

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Clinton Avenue and Gates Avenue, this 2.5 story 4 bay double pile single family dwelling is set back from and faces west towards Clinton Avenue. The L-shaped Tudor Revival structure was constructed in 1927 and is set on a landscaped lot and substantially screened by mature deciduous trees.

The asymmetrically arranged main block rests upon a brick foundation and is covered by a steeply pitched multi-hued slate covered hip roof with pronounced overhangs. The roofline is broken by paired half- timbered gable dormers at the front and rear elevations and an interior chimney which displays four Tudor-inspired brick stacks each of which rises to a clay flue. A 1.5 story rear ell, set perpendicular to the main block, displays a stucco and half-timbered surface treatment and appears to serve as a garage and service wing.

The house is primarily constructed of a multi-hued brick arranged in Flemish bond. Smaller wall surfaces display half-timbering. Multiple groupings of casement windows are set within limestone surrounds. A Tudor style arch with an alternating wide and narrow stone block delineates the entrance shelter which is coved by a slate shed roof. The recessed paneled main entrance door is also set within a similarly designed frame. A heraldic limestone shield is found between the façade's second -story openings. The use of Tudor style elements is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1929570833

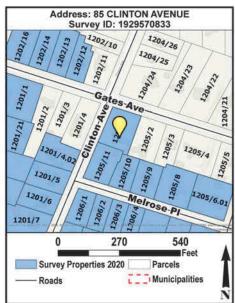
 Registration and Status Dates:
 National Historic Landmark?:
 Image: Construction

 National Register:
 National Register:
 Image: Construction

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Title:				HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	Historic Resources of Montclair Multiple Resource Area			1986		
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information	:						
More Research Neede	d? (checked	l=Yes)					
INTENSIVE-LEVEL USE	E ONLY:						
	0 0 ✔ e: Estate Area Histo	its?	0 0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed:	Conversion	nNote: 422317					
Survey Name:	Estate Potential Hist	oric Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman			(Primar	ry Contact)	1929570833	
Organization:	E2 Project Managem	nent					

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

BUILDING ATTACHMENT

Property ID:	1929570833			
Element ID:	-1243068853			

Common Name:	85 Clinton Aven	ue		
Historic Name:	85 Clinton Aven	ue		
Present Use:	Residential, per	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1927	Source: Borough of Me	ontclair Tax Records	
Constructio Start Da		Construction 1927 End Date:		
Style:	Tudor Revival		Vernacular Style?	
Form:	Double Pile		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories: 2	2.5
Exterior Fi	nish Materials:	Brick, Flemish Bond	Bavs: 4	4

Exterior Description:

Located at the southeast intersection of Clinton Avenue and Gates Avenue, this 2.5 story 4 bay double pile single family dwelling is set back from and faces west towards Clinton Avenue. The L-shaped Tudor Revival structure was constructed in 1927 and is set on a landscaped lot and substantially screened by mature deciduous trees.

The asymmetrically arranged main block rests upon a brick foundation and is covered by a steeply pitched multi-hued slate covered hip roof with pronounced overhangs. The roofline is broken by paired half- timbered gable dormers at the front and rear elevations and an interior chimney which displays four Tudor-inspired brick stacks each of which rises to a clay flue. A 1.5 story rear ell, set perpendicular to the main block, displays a stucco and half-timbered surface treatment and appears to serve as a garage and service wing.

The house is primarily constructed of a multi-hued brick arranged in Flemish bond. Smaller wall surfaces display half-timbering. Multiple groupings of casement windows are set within limestone surrounds. A Tudor style arch with an alternating wide and narrow stone block delineates the entrance shelter which is coved by a slate shed roof. The recessed paneled main entrance door is also set within a similarly designed frame. A heraldic limestone shield is found between the façade's second -story openings. The use of Tudor style elements is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area
Surveyor:	Joseph Schuchman
Organization:	E2 Project Management

ELIGIBILITY WORKSHEET - Properties

2

Property ID	1929570833

History:

Constructed in 1927.

Statement of Significance:

Building is a significant example of the brick Tudor Revival style with characteristic features such as half-timbering, compound chimneys, cast stone details, leaded glass, multi-paned windows, and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: Vocal	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1205 Lot 1

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1929570833	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	Property ID:	1177658207			
Property Name: Address:	88 CLINTON AVENUE 88 CLINTON AVENUE AVE		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	4.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story dwelling at 88 Clinton Avenue is a 5-bay, colonial revival with a center hall plan. Primarily clad with common bond brick, the side-gable roof is capped in asphalt shingles. A dentiled cornice underscores the roofline. Pedimented gable-front dormers break the front roof plane clad in clapboard siding and capped with asphalt shingles. Fenestration consists primarily of 6/6 double hung sash windows. A pedimented gable-front portico shelters the main entry which consists of a 6-panel fiberglass door flanked by sidelights and capped with a transom window. The foundation is not visible from public view.

The lot is landscaped with open, manicured lawns, hedgerows, and decorative plantings.

Organization: E2 Project Management

Constructed circa 2002, the building is located within the current boundaries of the proposed Estate Area Historic District. This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials.

This building has not been previously surveyed. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) 1177658207]

Site Map:

Location Map:

Address: 88 CLINTON AVENUE Survey ID: 1177658207 1202/11 1204/25 104/20 Gates-Ave 1204/24 S-Mountain-Ave-1201/1 104/19 1201/3 1201/2 1202/4 10-uo, 1201/21 1205/2 1201/20 1205/11 1201/5 1201/19 Melrose-F 1201/6 1206/1 1201/18 1206/2 1206/3 1201/17 1201/7 206 1206 1201/16 12. 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1201_4.02							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1177658207

New Jersey Department of Environmental Protection	
Historic Preservation Office	

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PROPER	TY REPORT			Property ID:	-1885706963
Property Name:	89 CLINTON AVENUE			Owners	hip: Private
Address:	89 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1205	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Set on a substantial lot at the northeast intersection of Clinton Avenue and Melrose Place, this single-family dwelling at 89 Clinton Avenue was constructed ca. 1924 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Tudor Revival house faces west onto Clinton Avenue.

The house rests upon a brick foundation. Exterior elevations display a smooth stucco finish, incorporate multiple groupings of casement windows and rise to a steeply pitched side gable roof with a pronounced overhang. The roof system is covered with multi-hued slate and broken on the front elevation by shallow ells each rising to a steeply pitched gable roof and a chimney displaying a brick base incorporating glazed brick, paved shoulders, a stucco faced stack and corbeled brick flue. Two, 1.5 story ells, which emerge at each side elevation, are similarly treated. The paneled main entrance door is recessed and set within a Roman arch distinguished by alternating wide and narrow brickwork.

A U-shaped paved driveway leads to the substantial 1.5 story garage whose design reflects that of the house. The garage is faced in stucco and rises to a steeply pitched gable roof. The roof system is covered in multi-hued slate and is broken on the front elevation by a steeply pitched gable dormer and a gabled ell.

The display of steeply pitched roofline gables on both the house and garage is the site's character- defining feature.

This building has not been previously surveyed. Historically known as Hall House and designed by architect Dudley S. Van Antwerp, this property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1885706963	
Organization:	E2 Project Management			

way to open manicured lawns. Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Other Designation Date: Certification of Eligibility: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 89 CLINTON AVENUE Survey ID: -1885706963 1204/24 1209123 1204/22 Gate 1201/1 1201/3 4. 1201/2 1201/4 1205/2 1201/21 1205/3 1205/4 1201/20 1201/5 201/19 1201/6 1206/1 Melrose-P 1206/2 5 1201/7 1206/1 1201/9 0 270 540 eet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Price, Eleanor Historic Resources of Montclair Multiple Resource Area 1986 **GIS Tax Parcel Data** 2019 Township of Montclair Additional Information: 0713 1205 11 SURVEY: ESS GB 93 v4; HSI: 0713-878 More Research Needed? (checked=Yes) **INTENSIVE-LEVEL USE ONLY: Attachments Included:** 0 Building 0 Bridge 0 Structure 0 Landscape Object 0 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** ConversionNote: 422321 Date form completed: 6/25/2020 Survey Name: Estate Potential Historic Resource Area **Property ID:** Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -1885706963

 Organization:
 E2 Project Management

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

Property Name:	98 CLINTON AVENUE			Owners	ship: Private		
Address:	98 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1201	5		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 98 Clinton Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall Colonial Revival house faces east onto Clinton Avenue. The house is covered by an asphalt covered side gable roof. The roof system is broken by gable roofed dormers on the front elevation and an interior brick chimney.

Exterior elevations are clad in wood clapboard and are simply yet handsomely detailed. Window openings consist primarily of 6/6 doublehung, sash. Round arch dormer windows are set in molded surrounds and are framed by pilasters; each dormer cornice returns on the gable. The house rests upon a brick foundation. The paneled main entrance door is set within an entrance shelter which incorporates rectangular posts and a roofline balustrade. The arrangement and detailing of the street elevation is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -706616541

 Organization:
 E2 Project Management
 -706616541
 -706616541

-706616541

Property ID:

Site Map:

Location Map:

Address: 98 CLINTON AVENUE Survey ID: -706616541 1204/24 Gates 1201/1 1201/3 Ve 1201/2 -Mountain-Ave-1201/4 04/19 1201/21 1205/2 104/18 201/4.02 1201/20 1201/19 20 Clint Melrose-Pl 1201/6 1206/1 1201/18 1206/2 1206/3 1201/17 1201/7 1201/16 Warren 1206/12 9 1201/9 PI à 1201/15 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1201_5							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent		ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -706616541

New Jersey Department of Environmental Protection
Historic Preservation Office

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FRUFER	TIKEFUKI			riopolity iD.			
Property Name:	101 CLINTON AVENUE			Ownership:	Private		
Address:	101 CLINTON AVENUE AVE		Apartment #:	ZIP:	07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lo	ot:		
ESSEX	Montclair township		Orange	1206	1		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-725860561

Property ID.

Description:

The 2.5-story building at 101 Clinton Avenue is a 3-bay, Colonial Revival residence center hall in plan. Built circa 1916, the dwelling sits on a brick foundation, is primarily clad with wood shingle siding, and is capped with an asphalt shingled side-gable roof. Three hipped-roof dormers break the front roof surface clad with wood shingle siding and capped with asphalt shingles while a brick chimney pierces the ridge at the east gable. Fenestration consists of single-pane vinyl windows with applied mullions in various paired and tripartite configurations, some of which are flanked by wood shutters. The centrally-located main entry is a single leaf fenestrated panel door capped by a latticework applique and covered by an roman-arched portico supported by decorative brackets. A two-story side-gabled addition is appended to the south facade clad in wood shingle siding, capped with asphalt singles, and fenestrated with tripartite vinyl casement windows with applied muntins. A one-story enclosed porch is appended to the north façade.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Contributing resource within the proposed Estate Area Historic District.

Setting:

This corner property is located on a west-facing sloped residential lot. A sidewalk parallels Clinton Avenue while a driveway stretches up the south edge of the lot. A hedgerow separates the sidewalk from the manicured front lawn while a concrete walk with brick steps leads to the front entry.

Registration	National Historic Landmark?:		
and Status	National Register:	SHPO Opinion:	
Dates:	New Jersey Register:	Local Designation:	
	Determination of Eligibility:	Other Designation:	
	Certification of Eligibility:	Other Designation Date:	
Eligibility Wor	ksheet included in present survey?	☐ Is this Property an identifiable farm or former farm?	
Survey Nam	e: Estate Potential Historic Resource Area		Page 1
Survevo	r: Joseph Schuchman	(Primary Contact) -725860561	

Location Map:

Site Map:



Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Da	ta			2019		
Additional Information: 0713_1206_1							
More Research Needed	? (checked=	Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histori	c District					
Status:	Contributing						
Associated Archeol (known or potent	ogical Site/Deposits ial sites. If Yes, pleas						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-725860561	
Organization:	E2 Project Management			

New Jersey Depa Historic Preservat	rtment of Environmental Protection				
PROPER	TY REPORT			Property ID:	1669225827
Property Name: Address:	102 CLINTON AVENUE 102 CLINTON AVENUE AVE		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 102 Clinton Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay, Dutch Colonial Revival house displays a symmetrically composed front elevation and faces east onto Clinton Avenue. The house is covered by a steeply pitched gambrel roof; a shed dormer carries across the front elevation. The roof system is covered with an asphalt shingle roof and broken by a brick chimney. The gambrel roofline is closely associated with the Dutch Colonial style and is the house's character defining feature. The roofline slopes downward creating a flared pent roof across the front elevation; and forms an undulated entrance shelter with oversize brackets above the main entrance.

Exterior elevations are covered in running bond brick and asbestos siding. Most windows are 1/1 double hung vinyl sash with applied muntins. The house rests upon a brick foundation. The double leaf main entrance door displays multiple fixed panes and is flanked by sidelights. A 2.5 story ell, recessed from the main block and lower in height, is appended to the south elevation. The ell is similarly detailed and incorporates multiple groupings of casement windows.

A concrete walkway leads directly from Clinton Avenue to the 4-step brick entrance stairs. Hydrangea and other low-lying bushes frame the front elevation; a paved driveway located along the northern property line provides access to a gable roofed garage.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonia. Dwellings are recessed from the street and set within landscaped lots.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1669225827

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Other

 Certification of Eligibility:
 Other

Eligibility Worksheet included in present survey?

Local Designation: Other Designation: Other Designation Date:

SHPO Opinion:

Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	Data				2019		
Additional Information:								
0713_1201_6								
More Research Needed	? (check	ed=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed:	0 Building		0	Bridge			
		0 Structure		0	Landscape			
		0 Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area His	storic District						
Status:	Contributing							
Associated Archeo (known or poten	l ogical Site/Depo tial sites. If Yes, p		e briefly)					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1669225827	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-1361224600
Property Name:	104 CLINTON AVENUE			Owners	ship: Private
Address:	104 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Tax records indicate this single-family dwelling at 104 Clinton Avenue was constructed ca. 1892; the present Colonial Revival massing and detailing suggest its present appearance came into being about 1930. The 2.5 story 3 bay Center Hall Colonial Revival house faces east onto Clinton Avenue and is located within the proposed boundary of the Estate Area Historic District. The house is covered by a high hip roof with a pronounced overhang; a modillion block roofline cornice carries across the elevations. The roof system is covered with multihued slate and broken by paired hip roofed roof dormers on the front elevation and a single hip roof dormer emerging from each side elevation.

Exterior elevations are clad in stucco. Window openings consist of 1/1, vinyl double-hung sash with applied muntins. The house rests upon a brick foundation. The off-center main entrance, the house's character-defining feature, displays a paneled entrance door set beneath a fanlight and framed by Tuscan columns which rise to a simply detailed entablature and broken gabled pediment.

The house is set back from Clinton Avenue and fronts onto a grassed lawn. Low lying bushes shelter carry across the foundation. A cast stone block driveway leads to a weatherboard covered 2 bay frame garage which rises to a gable fronted roof; a gable roofed bay which extends from garage's south elevation, appears to be a later addition. Flagstone paths from the driveway and the street provide access to a main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonia. Dwellings are recessed from the street and set within landscaped lots.

Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek (Primary Contact) Organization: E2 Project Management

Property ID: -1361224600

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 104 CLINTON AVENUE Survey ID: -1361224600 1201/21 1205 1201/4 104/18 1201/20 -Mountain-Ave 1201/5 104/17 1201/19 1201/6 1201/18 1201/17 1201/16 206/12 1201/9 Warren-Pl 1201/15 1201/10 1207/1 1202/2 1201/11 1207/3 1201/14 1201/12 1201/13 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019

Additional Information:

More Research Needed?

0713_1201_7

(checked=Yes)

					=
INTENSIVE-LEVEL USE C	ONLY:				
Attachments Include	d: 0	Building	0	0 Bridge	
	0	Structure	0	0 Landscape	
	0	Object	0	0 Industry	
Historic District ?	\checkmark				
District Name:	Estate Area Histo	ric District			
Status:	Contributing				
Associated Archeolo (known or potenti	•	ts?			

Conversion Problem? ConversionNote: 422259

6/25/2020

Date form completed:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Scott Wieczorek
 (Primary Contact)
 -1361224600
 Page 2

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management
 E3 Project Management

PROPERTY REPORT

FILOPER				. sepondy .b.		
Property Name:	105 CLINTON AVENUE			Owners	hip: Priva	ate
Address:	105 CLINTON AVENUE AVE		Apartment #:	:	ZIP: 0704	42
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1206	14	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 105 Clinton Avenue was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay, Tudor Revival house faces west onto Clinton Avenue. The house is covered by a steeply pitched gable roof with flush gable ends. The roof system is covered with textured slate and broken on the front elevation by hip roof dormers and a 1.5 story gabled entrance bay, which incorporates a shed appendage. A Tudor-inspired chimney with a corbeled stack and clay flues is centered in the south gable. A 1.5 story garage bay appended to the north gable is similarly detailed.

Exterior elevations are asymmetrically massed and are clad in a variety of patterned brickwork and half-timbering; gable ends are weatherboard covered. Window openings consist of casement windows in double and triple groupings. The house rests upon a brick foundation. The paneled entrance door incorporates strap hinges and is set within a Tudor arch opening and framed by limestone surround set beneath label molding. The asymmetrically massed front elevation is the house's character defining feature.

The house fronts on a grassed lawn and is separated from Clinton Avenue by a privet hedge. An asphalt driveway provides access to the garage and to a flagstone walkway which leads to the main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonia. Dwellings are recessed from the street and set within landscaped lots.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 925188650

Page 1

925188650

Property ID:

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:

 Certification of Eligibility:

 Other Designation Date:

 Eligibility Worksheet included in present survey?

Site Map:

Address: 105 CLINTON AVENUE Survey ID: 925188650 1201/21 1205/3 1205/ 1201/4.02 1201/20 ET. 1201/5 1201/19 Melrose-Pl 1201/6 1206/1 Ave 1206/2 1201/18 1206/3 Clinton 1201/17 1201/7 1201/16 1206/12 1206/10 1201/9 1201/15 1201/10 Warren-Pl 120 1207/1 1207/2 1201/11 1207/3 1201/12 1201/13 270 0 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	I Data			2019		
Additional Information: 0713_1206_14							
More Research Needed	l? (check	(ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hi	storic District					
Status	Contributing						
Associated Archeo (known or poten	• ·	osits?					
Conversion Problem?	Convers	sionNote: 422257					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	925188650	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	107 CLINTON AVENUE			Owners	hip: Priv	/ate
Address:	107 CLINTON AVENUE AVE		Apartment #:		ZIP: 070)42
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1206	13	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-533600915

Property ID:

Description:

Located at the northeast intersection of Clinton Avenue and Warren Place, the single-family dwelling at 107 Clinton Avenue was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Tudor Revival house faces south onto Warren Place, The house is covered by a side gable roof with a stacked projecting front gable into which the main entrance is set. The roof system extends eastward to incorporate a 1.5 story ell which houses a garage. The roof system is covered with slate and broken on the front elevation by a gable and hip roofed dormers and in the west gable by an exterior brick chimney whose base is constructed of patterned brickwork.

Exterior elevations are clad in patterned brick. stucco, half-timbering and half-timbering.; gable ends are covered in undulant patterned clapboard, Window openings consist of casement windows. The house rests upon a brick foundation. The visually striking gabled entrance bay is the house's character-defining feature. Tucked into the bay's west elevation, the recessed paneled main entrance door is set within a segmental arched opening which is framed by recessed rectangular panels.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonia. Dwellings are recessed from the street and set within landscaped lots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -533600915	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	201/20	1201/4.02	1205/3.	10	
1201	110	1201/5	M	1205/1	1205/8
1201/18	12	01/6	206/2	mose-p	
1201/17	1	TH	1206/2		40 T
	1201/7	Are			1206/6
1201/16			1206/	12 5	2 /
	1201/9	5		0	1206/9
1201/15	-1/10//		Warre	n-Pi	120
		1207/1	2 2		
1201	12	< / 2	1207/3	1207/4	5
Lieweli	1207/11-	11/202	The	1207	1202/6
41/1021/1 1201/1 1201/1 Rd	Self A		1207/10	and the second	12
	0	270		540 Feet	
Su	rvey Proper	ties 2020	Parc		1
the state of the state	ads	AREATON -	1	icipalities	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Data			2019		
Additional Information: 0713_1206_13								
More Research Neede	d? (chec	kec	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	istc	pric District					
Status	: Contributing							
Associated Archec (known or poter	•		ts?					
Conversion Problem?	Conver	sio	nNote: 422256					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -533600915

PROPERTY REPORT

Property Name:	110 CLINTON AVENUE			Owners	ship: Private	
Address:	110 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1201	9	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1343312311

Property ID:

Description:

The 2.5-story building at 110 Clinton Avenue is a 3-bay, minimal traditional dwelling with a center hall plan. Primarily clad with wood clapboards, a dentiled cornice divides trims the roofline while paneled pilasters decorate the corners. The front elevation's central bay extends above the roofline into a gable-front dormer. Asphalt shingles dress the roof plane pierced by gable-front clapboard-clad dormers. Fenestration consists primarily of 4/4 double hung sash windows. Roman-arched casement and double-hung windows occupy the central bay on the second and upper half-story of the front elevation. The main entry consists of a lighted double-leaf steel door flanked by sidelights and topped with a transom. The dwelling's foundation is not visible from public view.

The lot is landscaped with manicured lawns, and a mix of rhododendrons, conifer shrubs, and low-lying bushes.

Constructed circa 1996, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact)	-1343312311	
Organization:	E2 Project Management			

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 110 CLINTON AVENUE Survey ID: -1343312311 18// 1201/20/12 104/18 1201/5 Melrose 1201/19 104/17 1201/6 1201/18 S-Mountain-Av 20 104/16 1201/17 1201/7 1201/16 -Clinton-1206/12 15 -Warren-PI-10 1201/15 1201/10 1207/1 1207/2 1201/11 1201/14 1202/3 1201/12 1201/13 1207/12 Liewellyn-Rd 1207/11 1207/10 1102/ 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Data				2019		
Additional Information: 0713_1201_9								
More Research Needed	? 🗌 (chec	(ed=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	d:	0 Build	ing	0	Bridge			
		0 Struc	ture	0	Landscape			
Historic District ?	\checkmark	0 Objec	ot	0	Industry			
District Name:	Estate Area H	storic Dis	trict					
Status:	Non-Contribut	ng						
Associated Archeol (known or potent	• ·		scribe briefly)					

Date form completed:

6/25/2020

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1120549078
Property Name:	120 CLINTON AVENUE			Owners	hip: Private
Address:	120 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 120 Clinton Avenue was constructed ca. 1922 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Dutch Colonial Revival house faces east onto Clinton Avenue. The house is covered by a side gambrel roof which extends downward to form a pent roof which carries across the symmetrically arranged front elevation. The roof system is covered with an asphalt shingle roof and broken by a centrally placed eyebrow dormer.

Exterior elevations are clad in wood clapboard. Window openings consist of 6/6 double-hung sash. Front elevation windows display paneled first story shutters and louvered second story shutters. Gambrel ends display quarter round windows which frame a centrally placed round arched double-hung sash window. The house is set upon a brick foundation. The main entrance, the house's most distinctive feature, displays a single panel door framed by unadorned pilasters rising to scroll brackets which support a rounded entrance hood. On the south elevation, pilasters frame the corners of a one story sun porch which displays a Chippendale style roofline balustrade.

A brick walkway leads from the street to the four step fieldstone main entrance, which is framed by wrought iron handrails, and continues northward to the paved driveway.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonia. Dwellings are recessed from the street and set within landscaped lots.

Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: 1120549078 Page 1

1120549078

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

Other Designation Date:

Site Map:

1202. 104/15 104/16	Survey 4/17 201/18 1201/16 1201/15 1201/14 1201/14 1201/14 1201/14	1201/7 1201/7 1206/12 1201/7 Narron-PI 1206/12 Narron-PI 1206/12 Narron-PI 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12 1206/12					
BIBLIOGRAPHY: Author:	Title:				Year:	HPO Accession #:	(if appliable)
Township of Montclair	GIS Tax Parce	l Data			2019	HPO Accession #:	(if applicable)
Additional Information: 0713_1201_10 More Research Needed	1? (checl	ked=Yes)					
INTENSIVE-LEVEL USE Attachments Include Historic District ? District Name: Status: Associated Archeo (known or poten	ed: Estate Area Hi Contributing logical Site/Dep		0 0 0	Bridge Landscape Industry			
Conversion Problem?	Convers	sionNote: 422261					

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-199474785
Property Name:	122 CLINTON AVENUE			Owners	hip: Private
Address:	122 CLINTON AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 122 Clinton Avenue was constructed ca. 1913 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a hall and parlor plan and faces east onto Clinton Avenue. Exterior elevations are asymmetrically arranged, incorporating a variety of elevations and roof shapes and window sizes including a clipped gable dormer on the north elevation and a hip-roofed second story oriel window on the south elevation. The roof system is covered with an asphalt shingle roof and displays pronounced overhangs.

Exterior elevations are clad in stucco and half-timbering. A 1.5 story overhang, faced in stucco and half-timbering and displaying underside bracket supports, dominates the facade and is the house's character defining feature. Window openings consist of 1/1 and 6/6 double-hung sash which appear to be of recent installation. The single leaf paneled main entrance door is set beneath a gabled entrance hood supported by oversized wood brackets.

A concrete path leads from the street and up four step masonry stairs to the main entrance shelter. Along the property's southern border, a paved driveway leads to a gable roofed garage which displays a stucco and half-timbered front gable end. The design of the garage reflects the house's stylistic elements; the existing garage door appears to be a replacement.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Although one early residence dates to 1892, the present appearance of the Estate Area's Clinton Avenue streetscape is largely the result of the residential construction which occurred between the years 1913 to 1928. Substantial single-family dwellings display architectural styles reflecting the popular trends favored by an upper class clientele, most prominently the Tudor Revival, Colonial Revival and Dutch Colonial. Dwellings are recessed from the street and set within landscaped lots.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -199474785

Page 1

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map:

Site Map:

Address: 122 CLINTON AVENUE Survey ID: -199474785 1206/2 104/17 1201/17 S-Mountain-Ave. 104/16 1201/7 1201/16 1206/12 Clinton A 104/15 1201/9 Warren-PJ 1201/15 1207/1 1201/10 1207/2 1201/14 1207/3 1201/12 1201/13 1207/12 1207/11 1102/1 1207/10 Liewellyn-Rd-1102/56 1102/55 1102/54 102/53 1102/2 02/50 1103/5 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1201_11						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Contributing					
	logical Site/Deposits?					
Conversion Problem?	ConversionNote: 422262					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-199474785	
Organization:	E2 Project Management			

	TY REPORT			Property ID:	-65979111
Property Name: Address:	124 CLINTON AVENUE 124 CLINTON AVENUE AVE		Apartment #:	Owners	ship:PrivateZIP:07042
PROPERTY LOCA		Local Place Name:	USGS Quad:	Block:	Lot:
County: ESSEX	Municipality: Montclair township	Local Place Name:	Orange	1201	12

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 124 Clinton Avenue was constructed ca. 1914 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house faces east onto Clinton Avenue. The house is covered by a clipped gable roof. The roof system is covered with an asphalt shingle roof and broken by clipped gable dormer on the front elevation and an interior chimney. The vernacular dwelling reflects early 20th century residential construction and incorporates elements traditionally seen in the Colonial Revival style and bungalow form dwelling.

Exterior elevations are clad in wood shingle. Window openings consist of replacement 1/1 double hung vinyl sash with applied muntins. The house rests upon a brick foundation. Wooden stairs framed by a wooden balustrade handrail leads to the main entrance which incorporates a single leaf paneled door; the entrance shelter displays tapered wood piers which rise to a clipped gable pediment, echoing that displayed ion the roofline. A gently curved flagstone walkway leads from the curb line to the main entrance

Near the property's southern boundary a paved driveway, framed by stone pavers leads to a frame 2 car garage which appears to date from the mid-20th century and which is covered by a side gable asphalt shingle roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -659791116

 Registration
and Status
Dates:
 National Historic Landmark?:

 National Register:
 SHPO Opinion:

 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1201_12					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	ed: 0 Building	0 Bridge			
	0 Structure	0 Landscape			
	0 Object	0 Industry			
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status:	Contributing				
	logical Site/Deposits?				
Conversion Problem?	ConversionNote: 422263				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-659791116	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFER				. reporty is i		
Property Name:	126 CLINTON AVENUE			Ownersh	i p: Privat	te
Address:	126 CLINTON AVENUE AVE		Apartment #:	Z	IP: 07042	2
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1201	13	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-264987419

Property ID:

Description:

Located at the northwest intersection of Clinton Avenue and Llewelyn Road, this single-family dwelling at 126 Clinton Avenue was constructed ca. 1900 and is within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Spanish Colonial Revival house displays a four-square form and faces east onto Clinton Avenue. The house is covered by a low hip which displays an expansive overhang. The roof system is covered with Spanish Tile, the house's character defining feature, and broken by a stucco covered exterior chimney located at each side elevation.

Exterior elevations are clad in stucco. Window openings consist of 8/8 double hung sash; wooden louvered shutters frame front elevation's second story openings. The house rests upon a brick foundation. Set within and recessed from a segmental arched opening, the single entrance door is framed by sidelights set above a recessed panel. A decorative non-functional wrought iron balcony is placed above the main entrance. A 2-story enclosed porch dominates the south elevation which faces Llewellyn Road; first story openings are set within ogee arches; a continuous series of casement windows carries across the corresponding second story.

A wrought iron gate resting on a stone-topped brick base defines the property's street elevations. A flagstone path leads to the main entrance. At the property's northern boundary, a cast block driveway, framed by stone pavers, leads to a 2 bay single story garage; the stucco-faced building displays paneled doors and rises to a steeply pitched pyramid roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Growing interest in real estate speculation post-Civil War gave rise to the laying of Clinton Avenue between Myrtle Avenue to the north and Gates Avenue to the south. By 1890 Clinton Avenue stretched down to Llewellyn Avenue with both sides divided into spacious flat, level house lots. Homes along Clinton Avenue are generally centered within well-proportioned yards accented with rhododendrons, juniper bushes, elder bushes, and a variety of annuals and perennials. Tree-lined sidewalks parallel the street with only occasional breaks giving way to open manicured lawns.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact)	-264987419	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Site Map:

Address: 126 CLINTON AVENUE Survey ID: -264987419 1201/7 104/16 1201/16 3 1201/9 2 Warren-Pl 104/15 Clinton-Ave-1201/15 intain-Ave 1201/10 1207/1 1207/2 1201/11 1201/14 1201/12 1207/12 S-Mou 12 1207/11 1102/1 1 1207/10 Lieweilyn-Rd-1102/56 1102/55 1102/53 Yside-pl. 1102/2 1102/54 1102/52 1103/5 1102/3 1102 270 0 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1201_13							
More Research Needed?		ed=Yes)					
INTENSIVE-LEVEL USE O	ONLY:						
Attachments Include	d: () Building	0	Bridge			
	() Structure	0	Landscape			
Listaria District 0	() Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area His	toric District					
Status:	Contributing						
Associated Archeolo (known or potenti	• ·	sits?					
Conversion Problem?	Conversi	onNote: 422264					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	-264987419	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	899111352
Property Name:	7 EAGLE ROCK WAY			Owners	hip: Private
Address:	7 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1210	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

899111352

Description:

Occupying a one-third acre lot located at the northeast intersection of Melrose Place and Eagle Rock Way, this single-family dwelling at 7 Eagle Rock Way was constructed ca. 1904 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Craftsman house displays a center hall plan and faces west onto Eagle Rock Way. The house is covered by a cross gable asphalt shingle roof. The roof system is broken by an interior brick chimney and a distinctive eyebrow dormer on the front elevation.

Exterior elevations are clad in smooth-faced stucco. Window openings consist primarily of casement windows and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is set beneath a gable roofed entrance shelter. The picturesque quality created by the interplay of wall and roof shapes is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration National Historic Landmark?: and Status National Register: Dates: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	899111352	
Organization:	E2 Project Management			

Location Map:

Site Map:

1205/2	1204/21	02 6	1204/18 1/204/17 1/204/17
	S Ave	2	
H 1205/6.	0.	12.1	1210/5
1206/5 1206/6	AN TOULS	2 1210/10 6/0121 20/10	1210/6
205/10 12 205/9 1200 8 1206/7	2 1209/2	1209/4 0 209/5	
2 21206/10 1206, 2 21206/9 1206, 2 21206,9 1206,6 1206,8 1206,7 Eagle Rocce	21/6021 51	1209/4	Harrison
	270	540	-11-21-30
0		Engl	e 04
0 Survey Prop	erties 2020	Parcels	t j

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1210_12					
More Research Needed	I? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Includ	ed: 0 Building	0 Bridge			
	0 Structure	0 Landscape	;		
Historic District ?	0 Object	0 Industry			
District Name	Estate Area Historic District				
Status	Contributing				
	logical Site/Deposits?	ly)			
Conversion Problem?	ConversionNote: 42224	3			
Date form completed:	6/25/2020				

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

Property Name:	29 EAGLE ROCK WAY			Owners	hip: Private	е
Address:	29 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1209	12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 29 Eagle Rock Way was constructed ca. 1880 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Queen Anne style house incorporates a four square form, occupies a corner parcel at the northeast intersection of Eagle Rock Way and Warren Place and faces west onto Eagle Rock Way. The house is covered by a high hip roof. The roof system is covered with an asphalt shingle roof and broken by shed dormer on the front elevation and an interior brick chimney. A 2.5 story tower, the dwelling's character-defining feature, accentuates the site's corner location.

Exterior elevations are asymmetrically arranged and clad in wood shingle. Window openings consist of 1/1 and 8/8 double-hung sash. The house rests upon a brick foundation. The single leaf paneled main entrance is set within a Colonial Revival inspired frame, which appears to be a mid to late 20th replacement.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -2047887706

 Organization:
 E2 Project Management
 -2047887706

Page 1

-2047887706

Property ID:

Site Map:

Location Map:

Address: 29 EAGLE ROCK WAY Survey ID: -2047887706 1205/8 1205/6.01 1210/11 1210/10 Melrose-1210/9 1210/8 206/10 1209/4 1209/5 1209/10 1209/ 1209/9 1207/4 1209/8 1207/5 Varren-Pl 1207/6 200 1207/9 1208/1 1207/8 1208/4 1208/3 1207/7 208/5 1208/13 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1209_12							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

(Primary Contact)

Property ID: -2047887706

New Jersey Depa Historic Preservat	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-172505333
Property Name: Address:	31 EAGLE ROCK WAY 31 EAGLE ROCK WAY WAY		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1208	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Eagle Rock Way and Warren Place this single-family dwelling at 31 Eagle Rock has a construction date of ca. 1883 although its present appearance suggests an early 20th century remodeling. Occupying a 1.28 acre parcel within the proposed boundary of the Estate Area Historic District, the 2.5 story 5 bay Dutch Colonial Revival house faces west onto Eagle Rock Way. The house is covered by a side gambrel roof, the house's character-defining feature. The roof system is covered with an asphalt shingle roof and broken by dormers on the front and rear elevations and two interior brick chimneys. Roofline dormers incorporate round headed sash with upper sash tracery; plasters frame the window opening and rise to a segmental arched roofline. A 1.5 story gable roofed ell is appended to the south elevation and displays a shed dormer across the front elevation.

Exterior elevations are clad in wood shingle. The symmetrically composed 5 bay main block rises to a modillion block roofline cornice Window openings consist primarily of 6/6 double hung vinyl sash.

The house rests upon a brick foundation. A wrought iron entryway at the sidewalk is the access point to a brick walkway which is framed by a formalized approach which includes rhythmically spaced deciduously trees, low lying shrubs and plantings. The main entrance is centered on the façade and set beneath a shallow gable roofed entrance shelter which is supported by Tuscan columns. The single leaf paneled entrance door is framed by sidelights set above a recessed wood panel and set beneath a tracey fanlight.

A 1.5 story gable roofed garage fronts on Warren Place. The building also appears to serve a residential use. Garage openings incorporate paired panel doors with multi light windows. Exterior elevations are sheathed in rectangular cut wood shingles, and are asymmetrically massed. The simply designed structure is covered by a gable and shed roof system and appears to be of mid-20th century construction.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-172505333	
Organization:	E2 Project Management			

setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area

		rkens to its Llewellyn Park ro					
Registration and Status Dates:	New Jers Determination Certification o	nal Register: ey Register: of Eligibility: of Eligibility:		O Other I	ocal Des other Des Designat	Opinion: ignation: ignation: ion Date:	
Eligibility Works	sheet included in pr	esent survey?	s this	Property ar	n identifia	able farm or former fa	.rm?
Location Map:	Survey	EAGLE ROCK WAY ID: -172505333 * 6021 * 6021 * 6021 * 6021 * 6021 * 6021 * 6021 * 6021 * 6021 * 8021 * 8021		Site Map:			
BIBLIOGRAPHY: Author: Township of Montclain Additional Informatio 0713_1208_1 More Research Nee	on:	el Data ked=Yes)			Year: 2019	HPO Accession #:	(if applicable)
More Research Nee							
Associated Arc	Iuded: me: Estate Area Hi tus: Contributing heological Site/Dep		0 0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed		sionNote: 422282					
		istoric Resource Area				Property ID:	Page 2

PROPERTY REPORT

				1 3		
Property Name:	36 EAGLE ROCK WAY			Owners	ship: Private	e
Address:	36 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOC						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1207	6	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

434350872

Property ID:

Description:

This single-family dwelling at 36 Eagle Rock Way was constructed ca. 1930 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall plan and occupies a half-acre property at the southwest intersection of Eagle Rock Way and Warren Place and faces east onto Eagle Rock Way. The house is covered by an expansive side gable roof with a pronounced overhang. The roof system is covered with multi-hued slate and broken by shed and gabled dormers. An exterior brick chimney is centered in the north gable end. Substantial 2-story ells are appended to each side elevation.

Exterior elevations are minimally detailed and display both running bond brick and common bond brick. The building's brick foundation incorporates a light well. Window openings consist primarily of casement windows. The paneled main entrance door is set within a molded Tudor arch and set beneath label molding which displays incised decoration. The steeply pitched gables are the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

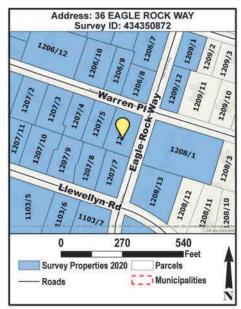
Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 434350872	
Organizati	on: E2 Project Management		

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1207_6							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	ogical Site/Deposi ial sites. If Yes, plea		()				

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID: 434350872

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-697197982
Property Name:	44 EAGLE ROCK WAY			Ownershi	p: Private
Address:	44 EAGLE ROCK WAY WAY		Apartment #:	ZI	P: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 44 Eagle Rock Way was constructed ca. 1885 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story, 6 bay, double pile Tudor Revival house faces east onto Eagle Rock Way and is the centerpiece of the 1.25 acre property which is located at the southwest intersection of Eagle Rock Way and Llewellyn Road. The house is covered by a side gable roof with an extended overhang; a 1 story sun porch emerges from the house's east elevation and displays wood posts and brackets and a sawn wood roofline balustrade. The roof system is covered with an asphalt shingle roof and is broken by gabled ells on the front elevation, rear elevation dormers and three interior brick chimneys.

Exterior elevations are clad in stucco and half-timbering; the exterior wall treatment is the house's character defining feature. Window openings incorporate 12/12 double hung sash, casement windows and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is set within an unadorned surround and set beneath a shed roof. Stucco-faced gate posts resting upon brick bases distinguish the two Eagle Rock Way access points to the paved driveway.

This property was previously surveyed in 1981. The house is believed to have assumed its present appearance largely as a result of 1920s remodeling undertaken by property owner Otto Meyer. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) -697197982	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resou	irces	of Montclair Multiple	e Resour	ce Area	1986		
Township of Montclair	GIS Tax Parce	el Da	ta			2019		
Additional Information: 0713_1103_7 SURVEY: ESS GB 93 v4;	HSI: 0713-832							
More Research Needed?	chec	ked=	Yes)					
INTENSIVE-LEVEL USE (DNLY:							
Attachments Include	d:	1	Building	0	Bridge			
		0	Structure	0	Landscape			
	_	0	Object	0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area H	istori	c District					
Status:	Key Contribut	ng						
	ogical Site/Dep	osits	s?					

Date form completed: 6/25/2020

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph SchuchmanOrganization:E2 Project Management

(Primary Contact)

Property ID: -697197982

BUILDING ATTACHMENT

Property ID:	-697197982
Element ID:	1619619997

Common Name:	44 Eagle Rock v	vay	
Historic Name:	44 Eagle Rock \	Vay	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1885	Source: Borou	igh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1885
Style:	Tudor Revival		Vernacular Style?
Form:	Double Pen		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Stucco	Bays: 6

Exterior Description:

This single-family dwelling at 44 Eagle Rock Way was constructed ca. 1885 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story, 6 bay, double pile Tudor Revival house faces east onto Eagle Rock Way and is the centerpiece of the 1.25 acre property which is located at the southwest intersection of Eagle Rock Way and Llewellyn Road. The house is covered by a side gable roof with an extended overhang; a 1 story sun porch emerges from the house's east elevation and displays wood posts and brackets and a sawn wood roofline balustrade. The roof system is covered with an asphalt shingle roof and is broken by gabled ells on the front elevation, rear elevation dormers and three interior brick chimneys.

Exterior elevations are clad in stucco and half-timbering; the exterior wall treatment is the house's character defining feature. Window openings incorporate 12/12 double hung sash, casement windows and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is set within an unadorned surround and set beneath a shed roof. Stucco-faced gate posts resting upon brick bases distinguish the two Eagle Rock Way access points to the paved driveway.

This property was previously surveyed in 1981. The house is believed to have assumed its present appearance largely as a result of 1920s remodeling undertaken by property owner Otto Meyer. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-697197982
Organization:	E2 Project Management		

ELIGIBILITY WORKSHEET - Properties

2

ID	-697197982

Property

History:

Constructed in 1885.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as half-timbering, asymmetrical façade, stucco finish and leaded glass, multi-paned windows.

Eligibility for New Jersey and National Registers:	●Yes ○N	• National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: VLocal	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1103 Lot 7

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-697197982	
Organization:	E2 Project Management			

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-248762565
Property Name: Address:	60 EAGLE ROCK WAY 60 EAGLE ROCK WAY WAY		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 60 Eagle Rock Way was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is covered with textural slate, broken on the front elevation by a shed dormer, an exterior brick chimney and most prominently a 2.5 story gabled entrance pavilion with a pronounced overhang above the main entrance.

Exterior elevations are clad in a variety of surface treatments which comprise the structure's most character-defining feature, running bond brick, patterned brick, stucco and half-timbering. Window openings consist of casement windows of varying sizes in single, paired and multiple groupings. The house rests upon a brick foundation. A brick entry way leads to the paneled and strapped single leaf main entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 1

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -248762565

 Organization:
 E2 Project Management

Site Map:

Location Map:

Address: 60 EAGLE ROCK WAY Survey ID: -248762565 Liewellyn Rd. 1208/13 1102/52 1103/5 1208/12 -Wayside-PI-1103/6 1103/7 1103/3 2001/25 1103/2 2001/26 2001/27 1103/11 1103/10 1103/1 1103/9 Way 2001/24 Rock Eagle 2001/23 1102.01/33 2001/22 0 270 540 Feet Survey Properties 2020 Parcels -L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	lata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeol (known or potent		ts?					

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -248762565

 Organization:
 E2 Project Management
 -248762565

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	363306376	
Property Name:	67 EAGLE ROCK WAY			Owners	ship: Private	
Address:	67 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	2001	24	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family Tudor Revival dwelling at 67 Eagle Rock Way was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay 2/3 house faces west onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is covered with a hang-down pattern, multi-colored slate and is broken by shed dormer, façade gables and a brick chimney with paved shoulders.

Exterior elevations are clad in running bond brick, patterned brickwork, stucco and half-timbering. Casement windows in single, paired and multiple groupings are the primary window light. The house rests upon a brick foundation. Flanking low brick walls and a flagstone walkway distinguish a 2 bay slate covered shed roof entrance shelter which is faced in chevron brick and half-timber. A diamond paned window highlights the single leaf strapped and paneled entrance door. The variety of exterior cladding materials comprise the structure's most character-defining feature,

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
-	Estate Potential Historic Resource Area	Property ID:	
<u> </u>	Joseph Schuchman E2 Proiect Management	(Primary Contact)	

Site Map:

Location Map:

Address: 67 EAGLE ROCK WAY Survey ID: 363306376 1103/3 Liewellyn-Rd-1103/7 1103/6 Ż 2001/25 2001/27 Rock 2001/26 2001/28 1103/8 2001/29 1103/10 Eagle. 1103/9 200 20 2001/23 Stonebridge & 2001/22 1102.01/33 2001/6 2001/21 N Brookwood 2001/7 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_2001_24							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	-	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 363306376

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	1050489173	
Property Name:	68 Eagle Rock Way			Owners	ship: Private	
Address:	68 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1103	9	
Property Photo:						



Old HSI Number:

NRIS Number: 86003009

HABS/HAER Number:

Description:

This single-family dwelling at 68 Eagle Rock Way was constructed ca 1897 and is located within the proposed boundary of the Estate Area Historic District. The 3 story, 3 bay Italianate house displays a center hall form and is located on the and is set perpendicular to the west side of Eagle Rock Way; its front elevation faces north. The house is covered by a low hip roof with a bracketed overhang. The roof system is covered with an asphalt shingle roof and broken by an interior chimney and a hip roofed dormer which emerges from the rear elevation.

Exterior elevations are faced in stucco. Window openings display 4/4 double hung sash. On the street elevation, bracketed 1st story lintels rise to a segmental pediment which is surmounted by a broken gable pediment; a molded spandrel relief rises above the gable pediment. On the front (north) elevation, the entrance bay displays a double leaf paneled door and is similarly treated. The house rests upon a brick foundation. A pergola with lonic column supports extends from the rear elevation into the landscaped yard.

Near the property's northern boundary, coursed ashlar gate posts frame a cast block driveway which leads to a 3-car garage. The 2-story building appears to be of mid-20th century construction yet draws upon the house for its stylistic details. Exterior elevations are stucco faced and simply detailed and rise to a shallow hip roof with a pronounced overhang.

This property was listed in the New Jersey State Register of Historic Places in September 1986 and in the National Register of Historic Places in July 1, 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

(Primary Contact)

Property ID: 1050489173

Registration National Historic Landmark?: National Register: 7/1/1988 New Jersey Register: 9/29/1986 **Determination of Eligibility:** Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Organization: E2 Project Management

Location Map:

and Status

Dates:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple	listoric Resources of Montclair Multiple Resource Area			
Township of Montclair	GIS Tax Parcel Data	SIS Tax Parcel Data			
Additional Information: 0713_1103_9 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	E ONLY:				
Attachments Includ	0 Structure	0 Bridge 0 Landscap	be		
Historic District ?	0 Object	0 Industry			
District Name	—				
Status	: Key Contributing				
	ological Site/Deposits?				
Conversion Problem?	ConversionNote: 1804				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman	(Prim	ary Contac	t) 1050489173	

(Primary Contact)

BUILDING ATTACHMENT

Property ID:	1050489173
Element ID:	1234557338

Common Name:	68 Eagle Rock V	Vay	
Historic Name:	68 Eagle Rock V	Vay	
Present Use:	Residential, perr	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1897	Source: Borou	ugh of Montclair Tax Record;; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1904
Style:	Italianate		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Type:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 3
Exterior Fi	nish Materials:	Stucco	Bays: 3

Exterior Description:

This single-family dwelling at 68 Eagle Rock Way was constructed ca 1897 and is located within the proposed boundary of the Estate Area Historic District. The 3 story, 3 bay Italianate house displays a center hall form and is located on the and is set perpendicular to the west side of Eagle Rock Way; its front elevation faces north. The house is covered by a low hip roof with a bracketed overhang. The roof system is covered with an asphalt shingle roof and broken by an interior chimney and a hip roofed dormer which emerges from the rear elevation.

Exterior elevations are faced in stucco. Window openings display 4/4 double hung sash. On the street elevation, bracketed 1st story lintels rise to a segmental pediment which is surmounted by a broken gable pediment; a molded spandrel relief rises above the gable pediment. On the front (north) elevation, the entrance bay displays a double leaf paneled door and is similarly treated. The house rests upon a brick foundation. A pergola with lonic column supports extends from the rear elevation into the landscaped yard.

Near the property's northern boundary, coursed ashlar gate posts frame a cast block driveway which leads to a 3-car garage. The 2story building appears to be of mid-20th century construction yet draws upon the house for its stylistic details. Exterior elevations are stucco faced and simply detailed and rise to a shallow hip roof with a pronounced overhang.

This property was listed in the New Jersey State Register of Historic Places in September 1986 and in the National Register of Historic Places in July 1, 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Builder	Charls Platt	

Date form completed:

4/28/2021

ELIGIBILITY WORKSHEET - Properties

History:

Constructed in 1885

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The nationally known architects who designed in Montclair greatly enhanced the quality of the local architecture. Buildings by such important designers as Carrere & Hastings, Alexander Jackson Davis, Bertram Goodhue, and McKim, Mead & White are still extant [sic in 1982] within the township. Besides residences, those noted architects designed a number of commercial and public buildings and several important churches."

Property ID

1050489173

Eligibility for New Jersey and National Registers:	●Yes ○N	o National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Italianate Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1103 Lot 9

Date Form Completed: 5/16/2021

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	574519043	
Property Name:	71 EAGLE ROCK WAY			Owners	hip: Private	
Address:	71 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	2001	23	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

574519043

Description:

This single-family dwelling at 71 Eagle Rock Way was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Colonial Revival house with an interior 2/3 plan faces west onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is covered with multi-hued slate and broken by an interior brick chimney which rises to a corbeled cap.

Exterior elevations are clad in common bond brick. On the front elevation, first story windows are displayed in paired groupings of 6/6 double-hung sash framed by paneled shutters while second story window openings utilize 8/8 double hung sash with louvered shutters. The house rests upon a brick foundation. The Georgian-inspired main entrance is the house's character-defining feature. The single leaf, paneled entrance door is set beneath a fanlight. The entrance surround displays plasters with molded caps set beneath a full entablature which incorporates a denticulate cornice and which rises to a broken gabled pediment. Plain pilasters are utilized for the outer support while fluted pilasters flank the entrance door.

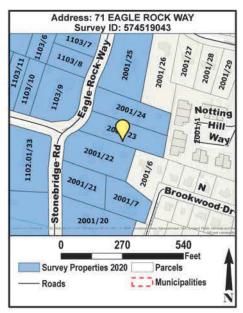
This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 574519043]
Organizatio	n: E2 Project Management		

Location Map:



BIBLIOGRAPHY:

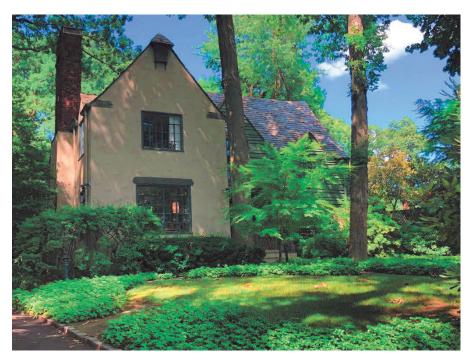
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_2001_23						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Contributing					
	ogical Site/Deposits?					

Site Map:

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPER	TY REPORT			Property ID:	-17608864
Property Name:	82 EAGLE ROCK WAY			Ownership:	Private
Address:	82 EAGLE ROCK WAY WAY		Apartment #:	ZIP:	07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lo	t:
ESSEX	Montclair township		Orange	1103 1	0

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 82 Eagle Rock Way was constructed ca. 1952 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Colonial Revival dwelling and faces west onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken on the front elevation by gable roofed dormers and a shed roof entrance shelter.

Exterior elevations are clad primarily in wood shingle. A one bay, one-story gable roofed ell is appended to the north elevation. The ell is faced in coursed ashlar; an ashlar-faced chimney with a single paved shoulder is set at the juncture between the main block and ell. Window openings consist of 6/6 double hung vinyl sash and fixed panes. The house rests upon a parged concrete block foundation. The entrance shelter incorporates Tuscan columns which rest upon a base of coursed ashlar; the paneled entrance door is set within a traditional surround which displays fluted pilasters. The dwelling's overall appearance reflects the mid-20th century popularity of the Cape Cod form and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1	
Survey	or: Joseph Schuchman	(Primary Contact) -17608864		
Organizatio	n: E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	: 82 EAGLE R rvey ID: -1760		
1102/49 1102/48 1103/1	1103/5 103/5 2 103/3 1103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 103/1 2 10 10 10 10 10 10 10 10 10 10	1103/8	
0 Survey Prop	270 erties 2020	540 Feet Parcels	t
Roads		Municipalities	N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)	
Township of Montclair	GIS Tax Parce	l Da	ata			2019			
Additional Information: 0713_1103_10									
More Research Needed? (checked=Yes)									
INTENSIVE-LEVEL USE	ONLY:								
Attachments Includ	ed:	0	Building	0	Bridge				
		0	Structure	0	Landscape				
		0	Object	0	Industry				
Historic District ?	\checkmark		-		-				
District Name	District Name: Estate Area Historic District								
Status: Contributing									
Associated Archeological Site/Deposits?									
Conversion Problem?	Convers	ion	Note: 422168						

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -17608864

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1645556705
Property Name:	86 EAGLE ROCK WAY			Owners	hip: Private
Address:	86 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 86 Eagle Rock Way was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional split-level house faces south onto Eagle Rock Way. The house is covered by a cross gable roof. The roof system is covered with an asphalt shingle roof and broken by a stucco-faced chimney.

Exterior elevations are clad in board and batten and asbestos siding. Window openings utilize casement windows and 6/6 double-hung sash. The house rests upon a concrete block foundation. Brick stairs lead to the single leaf main entrance door which is sheltered by an aluminum canopy. Two garage bays are set within the stucco-faced ground level facing Eagle Rock Way. The use of a mid-20th century suburban house form is the character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration National Historic Landmark?: and Status National Register: Dates: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1645556705	
Organization:	E2 Project Management			

Address: 86 EAGLE ROCK WAY Survey ID: 1645556705 1102/51 1103/5 1103/7 1103/6 1102/50 1103/3 1102/49 1103/2 1103/8 33 1102/48 Wayside-PI 2001 1103/9 102/46 1103/1 (1)/2011 agle 110. 2001/24 Eagle-Rock-Way 2001/23 Rock Way 1102.01/35 2001/22 1102.01/33 2001/21 0 270 540 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1103_11						
More Research Needeo	I? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	Estate Area Historic District					
Status	Non-Contributing					
	logical Site/Deposits?					
Conversion Problem?	ConversionNote: 422169					
Date form completed:	6/25/2020					

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-1343720396		
Property Name:	89 EAGLE ROCK WAY			Owners	hip: Private		
Address:	89 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1102.0	34		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This expansive single-family dwelling at 89 Eagle Rock Way was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall plan and faces west onto Eagle Rock Way. The house is covered by a side gable roof. The roof system, the house's character-defining feature, is covered by multi-colored slate and is broken on the facade by slate-covered hipped roof dormers, a 2.5 story gable ell and a 2 story entrance gable which rises to a jerkin head gable roof. A brick chimney cuts through a first and second story roofline and rises to Tudor-inspired chimney caps.

Exterior elevations are clad in common bond brick. Window openings incorporate casement windows and fixed panes. The house rests upon a brick foundation. The single leaf six- paned main entrance door is set within a molded limestone segmental arch and recessed within a larger brick segmental arched opening; the corresponding second story wall surface is faced in half-timbered and patterned brickwork and displays diamond pane casement windows

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:		
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1	
Survey	or: Joseph Schuchman	(Primary Contact) -1343720396		
Organizati	on: E2 Project Management			

Address: 89 EAGLE ROCK WAY Survey ID: -1343720396 1103/ 1102/5 1103/3 1103/2 1102/48 1103/8 1103/11 1103/10 1102/46 1103/9 1103/1 1102/47 Eagle-Rock-Way 2001/20 2001/21 2001/22 -Stonebridge-Rd-1102.01/33 1102.01/36 1102.01/32.03 1102/41 1102.01/32 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Township of Montclair GIS Tax Parcel Data 2019 Additional Information: 0713_1102.01_34 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 10 10 10 10 11 11 12 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 15 <th>Author:</th> <th>Title:</th> <th></th> <th></th> <th>Year:</th> <th>HPO Accession #:</th> <th>(if applicable)</th>	Author:	Title:			Year:	HPO Accession #:	(if applicable)
0713_1102.01_34 More Research Needed? □ (checked=Yes) INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? □	Township of Montclair	GIS Tax Parcel Data			2019		
More Research Needed? □ (checked=Yes) INTENSIVE-LEVEL USE ONLY: Image: Construction of the second seco	Additional Information:						
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits?	0713_1102.01_34						
Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ ✓ District Name: Estate Area Historic District ✓ ✓ Status: Contributing ✓ ✓	More Research Needed	? (checked=Yes)					
0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits?	INTENSIVE-LEVEL USE	ONLY:					
0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits?	Attachments Include	d: 0 Building	0	Bridge			
Historic District ? Image: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? Image: Contribution for the state of the s		0 Structure	0	Landscape			
District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits?			0	Industry			
Status: Contributing Associated Archeological Site/Deposits?	Historic District ?	\checkmark					
Associated Archeological Site/Deposits?	District Name:	Estate Area Historic District					
	Status:	Contributing					
(known or potential sites. If Yes, please describe briefly)		ogical Site/Deposits?					
	Date form completed:	6/25/2020					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1343720396 Page 2

New Jersey Depa Historic Preservat	rtment of Environmental Protection tion Office					
PROPER	FY REPORT			Property ID:	540947775	
Property Name: Address:	92 EAGLE ROCK WAY 92 EAGLE ROCK WAY WAY		Apartment #:		ship: Private ZIP: 07042	
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1103	1	-
Property Photo:						



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northeast intersection of Eagle Rock Way and Wayside Place this single-family dwelling at 92 Eagle Rock Way was constructed ca. 1897, faces west towards Wayside Place and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay dwelling incorporates elements from the Queen Anne styles and four square form. The house is covered by a high hip roof with a pronounced overhang and displays on the front elevation a centrally placed multi-light shed dormer flanked by gabled roofed dormers. The roof system is covered with an asphalt shingle roof and broken by a brick chimney at each side elevation. The roofline's height and arrangement is the house's character-defining feature.

Exterior elevations are clad in rectangular cut wood shingles. Window openings Incorporate a variety of window types including casement windows set beneath diamond paned transoms and 6/1 double-hung sash. The gabled dormers utilize 1/1 double-hung sash, the upper sash feature diamond pane glass. The house rests upon a stone foundation. Tuscan columns resting on a wood shingled balustrade support a shed roofed wrap-around porch which extends to a similarly executed port-cohere on the south elevation. An early 20th century one-story garage is located southeast of the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 540947775	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

✓ Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	Historic Resources of Montclair Multiple Resource Area			1986		
Township of Montclair	GIS Tax Parcel Data			2019			
Additional Information: 0713_1103_1							
More Research Needed?	? (checked	l=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Included: 1 Building 0 Bridge			Bridge				
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histo	oric District					
Status: Key Contributing							
Associated Archeolo	•	ts?					

Conversion Problem? ConversionNote: 422163

Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 540947775

Page 2

BUILDING ATTACHMENT

Property ID:	540947775
Element ID:	1420327110

Common Name:	92 Eagle Rock V	Vay	
Historic Name:	92 Eagle Rock V	Vay	
Present Use:	Residential, perr	nanent	
Historic Use:	Residential, perr	nanent	
ConstructionDa	te: 1897	Source: Borou	gh of Montclair Tax Records
Constructio Start Da		Construction End Date:	1897
Style:	Queen Anne		Vernacular Style?
Form:	Four Square		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Wood, Shingles	Bays: 3

Exterior Description:

Located at the northeast intersection of Eagle Rock Way and Wayside Place this single-family dwelling at 92 Eagle Rock Way was constructed ca. 1897, faces west towards Wayside Place and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay dwelling incorporates elements from the Queen Anne styles and four square form. The house is covered by a high hip roof with a pronounced overhang and displays on the front elevation a centrally placed multi-light shed dormer flanked by gabled roofed dormers. The roof system is covered with an asphalt shingle roof and broken by a brick chimney at each side elevation. The roofline's height and arrangement is the house's character-defining feature.

Exterior elevations are clad in rectangular cut wood shingles. Window openings Incorporate a variety of window types including casement windows set beneath diamond paned transoms and 6/1 double-hung sash. The gabled dormers utilize 1/1 double-hung sash, the upper sash feature diamond pane glass. The house rests upon a stone foundation. Tuscan columns resting on a wood shingled balustrade support a shed roofed wrap-around porch which extends to a similarly executed port-cohere on the south elevation. An early 20th century one-story garage is located southeast of the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Type: Name: Person/Firm Description:

Date form completed:

4/27/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	540947775	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

2

D	54094777
	54094777

Property I

History:

Constructed in 1897.

Statement of Significance:

Building is a significant example of the Queen Anne style with characteristic features such as textured wall surfaces, leaded glass, multi-paned windows, oriel windows, and porte-cochere.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Craftsman Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1103 Lot 1

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	540947775	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	105 EAGLE ROCK WAY			Ownership: Private
Address:	105 EAGLE ROCK WAY WAY		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

		 	2.000.0	
ESSEX	Montclair township	Orange	1102	44

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 105 Eagle Rock Way is a 5-bay, Tudor revival dwelling with a center hall plan. Clad with a mix of coursed ashlar, stucco, and half-timbers, a projecting gable-front bay contains a centrally-placed stone chimney. Roof systems include a mix of side-gable and hipped configurations, all capped with asphalt shingles. Gable-front window bays break the front roof plane decorated with stucco and half-timber and capped with asphalt shingle. Fenestration consists primarily of casement windows. The main entry consists of a single-leaf paneled door with a single side light. The foundation is not visible from the public view.

Constructed circa 1984, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration	National Historic Landmark?: 🗌	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility We	orksheet included in present survey?	☐ Is this Property an identifiable farm or former farm?

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1916053122
Organization:	E2 Project Management		

Page 1

-1916053122

Property ID:

Address: 105 EAGLE ROCK WAY Survey ID: -1916053122 1102/5 1102/48 104/9 S.Mountain-Ave-1102/6 1102/45 1102/46 1102/7 1102/47 Eagle-Rock-Way & 1102/8 1102/14 1102/13 144 1102/43 **Vside** 1102/15 1102/9 1102.01/36 1102/42 OCUS-Dr 1102/16 1102/10 11/2011 1102/17 1102/41 1102/40 270 540 0 Feet Survey Properties 2020 Parcels -----M Roads

BIBLIOGRAPHY:					
Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102_44					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	d: 0 Building	0 Bridge			
	0 Structure	0 Landscape			
	0 Object	0 Industry			
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status:	Contributing				
	ogical Site/Deposits?				
Conversion Problem?	ConversionNote: 422189				
Date form completed:	6/25/2020				

PROPERTY REPORT

FILOFLIN				r roporty ib.		
Property Name:	108 EAGLE ROCK WAY			Owners	ship: Private	
Address:	108 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	46	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-523758628

Property ID.

Description:

This single-family dwelling at 108 Eagle Rock Way was constructed ca.1897 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall form Colonial Revival house faces south onto Eagle Rock Way. The house is covered by a side gable roof. Successively recessed 2 story gable roofed ells emerge from the west elevation. The roof system is covered with an asphalt shingle roof and broken by pedimented gable fronted dormers. Tuscan columns support a hip roof porch which extends across the east elevation.

Exterior elevations are clad in aluminum siding. Window openings consist of multi-light double-hung vinyl sash; fixed panes are also utilized. A modillion bock cornice carries across the front elevation. Pilasters accent front elevation building corners and frame the entrance bay which is centered on the façade. The house rests upon a brick foundation. The Georgian-inspired main entrance is the house's character-defining feature. Tuscan columns support a gabled entrance shelter ornamented with a dentil cornice. The paneled single leaf main entrance door is framed by sidelights and set beneath fanlight

This property has not been previously surveyed. The building is in excellent condition with a medium degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) -523758628	
Organizatior	: E2 Project Management		

Certification of Eligibility:

☐ Is this Property an identifiable farm or former farm?

....

...

Eligibility Worksheet included in present survey?

Location Map:

Address: 108 EAGLE ROCK WAY Survey ID: -523758628 1102/51 04/10 1102/3 S-Mountain-1102/50 1103/3 1102/4 1102/49 Ave 1102/5 1102/48 1103/2 1102/6 ۵ 1102/45 1103/1 Eagle ayside-1102/7 Rock Eagle-Rock-Way 1102/8 1102/14 2 Way 1102/13 1102/44 1102/43 1102.01/35 1102.01 1102/15 102/9 102.01/38 1102/42 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1102_46							
More Research Needed	? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: () Building	0	Bridge			
	() Structure	0	Landscape			
	() Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area His	toric District					
Status:	Contributing						
Associated Archeol	ogical Site/Depo	sits?					

Conversion Problem? ConversionNote: 422191

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -523758628 Page 2

Other Designation Date:

PROPERTY REPORT

Property Name:	112 EAGLE ROCK WAY			Owners	ship: P	rivate
Address:	112 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07	7042
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	45	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

145092391

Property ID:

Description:

The 2-story dwelling at 112 Eagle Rock Way is a 5-bay, asymmetrical contemporary home with a center hall plan. Quoined common bond brick clads the front elevation while side elevations are covered in painted asbestos shingles. Asphalt shingles cover the hipped roof. Fenestration consists primarily of 8/8 double hung sash windows flanked by decorative louvered shutters and topped with segmental arches at the first story. The main entry is inset within the gable-front projecting center bay and consists of a double-leaf paneled door flanked by sidelights. The foundation is not visible from public view.

The dwelling is buffered from the road by a sloped, manicured lawn. Decorative shrubs trim the foundation.

Constructed circa 1980, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: rksheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 145092391	
Organizatio	on: E2 Project Management		

Address: 112 EAGLE ROCK WAY Survey ID: 145092391 1102/3 1102/51 104/10 1102/50 1102/4 1102/49 -Mountain-Ave 104/9 1102/5 1102/48 1102/6 104/8 11/145 1102/46 1102/7 1102/47 104/7 Eagle-Rock-Way & 1102/8 104/6 é 1102/14 1102/13 1102/9 1102/15 1102/4: 270 540 0 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1102_45						
More Research Needeo	(checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historia District 2	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	Estate Area Historic District					
Status	Non-Contributing					
	logical Site/Deposits?					
Conversion Problem?	ConversionNote: 422190					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	145092391	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	769234664
Property Name:	143 EAGLE ROCK WAY			Owners	hip: Private
Address:	143 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 145 Eagle Rock Way was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Dutch Colonial Revival house displays a center hall plan and faces north onto Eagle Rock Way. The house is covered by an expansive gambrel roof, the house's character-defining feature. The roof system is covered with an asphalt shingle roof; a shed dormer emerges from the roofline and is centered above the main entrance. A pent roof carries across the front and side elevations, incorporating the gabled main entrance shelter. Grouped attenuated columns support the gabled entrance pediment.

Exterior elevations are wood clapboard. Window openings consist primarily of 1/1, double-hung vinyl sash with applied muntins . The house rests upon a parged brick foundation. Sidelights frame the paneled single leaf main entrance door. A 1-story flat roof ell is appended to the west elevation and displays a rectangular roofline balustrade.

A 1.5 story 3 bay garage appears to be of mid to late 20th century construction. The stucco faced exterior rises to a asphalt covered roof gable roof. A weatherboard covered shed dormer cuts through the front roofline.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 769234664	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

.....

1.0

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information: 0713_103_14							
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hist	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	sits?					
Conversion Problem?	Conversio	onNote: 422131					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

Property ID: 769234664 (Primary Contact)

Page 2

Thistoric Treserva					
PROPER	TY REPORT			Property ID:	929468899
Property Name:	147 EAGLE ROCK WAY			Ownershi	o: Private
Address:	147 EAGLE ROCK WAY WAY		Apartment #:	ZI	p: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 147 Eagle Rock Way was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional ranch house faces north onto Eagle Rock Way. The house is covered by a low hip roof with pronounced overhangs. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are clad in aluminum siding. The lower half of the wall surface of the projecting ell is treated with running bond brick. Window openings consist of 1/1 double-hung sash and fixed casement windows. The house rests upon a parged concrete block foundation. The recessed main entrance displays a single leaf entrance door. A 2-bay garage is set into the ground level of the west elevation. The overall simplicity of design is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

(Primary Contact)

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID: 929468899

Page 1



BIBLIOGRAPHY:	T [4]			Veen		(if appliable)
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_103_13						
More Research Needed	I? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	Estate Area Historic District					
Status	Non-Contributing					
	logical Site/Deposits?					
(known or poter	tial sites. If Yes, please describe briefly)					
Conversion Problem?	ConversionNote: 422130					
Date form completed:	6/25/2020					

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-287678364
Property Name:	148 EAGLE ROCK WAY			Owners	ship: Private
Address:	148 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 148 Eagle Rock Way was constructed ca. 1971 and is located within the proposed boundary of the Estate Area Historic District. The 1 story Minimal Traditional house faces southwest onto Eagle Rock Way. The recessed central bay rises above the flanking projecting wings. The house is covered by a low hip asphalt shingle roof.

Exterior elevations are clad in a cream-colored brick laid in running bond. Window openings consist of 1/1 double hung sash. The house rests upon a brick foundation. Centered on the elevation, the 2 leaf paneled main entrance door are framed by fluted pilasters supporting a simply executed entablature and sheltered by an engaged portico which incorporates unornamented wood post supports; end post cuts through the roofline. A singe bay, 2 car garage is set into the south elevation's ground level.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates: Eligibility Works	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: heet included in present survey?	SHPO Op Local Design Other Design Other Designation Is this Property an identifiable	ation: ation: Date:
Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-287678364
Organization:	E2 Project Management		

	148 EAGLE F vey ID: -28767		
103/5 103		104/9	/1102/5
103/31 103/31 9 Briar Hill Rd		1 104/8 1102, 104/6 45 104/7 1102, 104/6 1102, 104/6 1102, 104/6 1102, 104/6 1102, 104/6 1102, 104/6 1102, 104/6 1102, 104/8 1100, 104/8 1100, 100/8 100, 100/8 100, 100/8 100	17
103/20	1 104	8/2011 104/6 55	1 3
1 101 612 617 617 617 617 617 617 617 617 617 617	103/14 Valley-Way 1101/1	Stonebridge 1102/10 1102/11	
0	270	540 Feet	1
Survey Prope	erties 2020	Parcels	f
Roads	722	Municipalities	N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_104_4						
More Research Needed	d? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	led: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historic District ?	0 Object	0	Industry			
District Name	Estate Area Historic District					
Status	: Non-Contributing					
	blogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422148					
Date form completed:	6/25/2020					

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

				1 2	
Property Name:	151 EAGLE ROCK WAY			Owners	ship: Private
Address:	151 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1531848173

Property ID:

Description:

This single-family dwelling at 151 Eagle Rock Way was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 4 bay, Post Medieval English house faces east onto Eagle Rock Way. The house is covered by a side gable roof and displays flush gable ends. The roof system is covered with multi-hued slate and broken on the street elevation by gable and hip roof dormers.

Exterior elevations are clad in stucco. Window openings consist of Multi-light, fixed casement windows; several of the larger window groupings display wood trim designed to represent label molding. The house rests upon a brick foundation. The paneled main entrance door is framed by sidelights set above chevron-pattern brickwork; the main entrance is set beneath a shed roof shelter, itself a continuation of the dwelling's roofline. Coursed multi-hued fieldstone quoins ornament the projecting front gable. The overall design and picturesque quality is the house's character-defining feature.

This property was previously surveyed in 1981. The house was built for J. M Hawkins of Montclair and was designed by architect C.C. Wenderhack. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) 1531848173	
Organizatio	n: E2 Project Management		

Address: 151 EAGLE ROCK WAY Survey ID: 1531848173 103/7 104/10 103/5 103/8 Way 103/4 104/9 103/30 Rock 103/9 104/1 103/29 103/10 104/8 103/31 Eagle 104/2 Briar Hill Rd 103/28 104/7 104/3 103/27 103/26 104/ 103/22 103/21 104/4 Murray 103/12 10 149/24 103/13 Vallev 149/28 103/14 Na 102 103/20 1101/ 0 270 540 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Pata			2019		
Additional Information:							
0713_103_11 SURVEY: ESS GB 93 v4;	HSI: 0713-830						
More Research Needed?		l=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	pric District					
Status:	Contributing						
Associated Archeolo (known or potenti	•	ts?					
Conversion Problem?	Conversion	nNote: 422128					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1531848173	
Organization:	E2 Project Management			

New Jersey Depa Historic Preservat	rtment of Environmental Protection ion Office					
PROPER	TY REPORT			Property ID:	2058714396	ĺ
Property Name: Address:	153 EAGLE ROCK WAY 153 EAGLE ROCK WAY WAY		Apartment #:	Owners	ship: Private ZIP: 07042	
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	103	10	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 153 Eagle Rock Way was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto Eagle Rock Way. The house is covered by a cross gable roof; front elevation gables and a brick chimney accented with fieldstone quoins break through the roofline. The roof system is slate covered.

Exterior elevations are clad in stucco, running bond brick and half-timbering. The smaller of the roofline gables is faced in undulant patterned clapboard. Window openings consist of randomly placed, multi-light casement windows. The house rests upon a brick foundation. The paneled main entrance door is set within a gabled entrance shelter. The variety of exterior surface treatments and the intentional interplay of shapes create a picturesque quality which is the dwelling's most character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Survey Name: Estate Potential Historic Resource Area **Property ID:** 2058714396 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

C	153 EAGLE F vey ID: 205871		
1 191	5 103/8 103/9 103/9 100 100 100 100 100 100 100 100 100 10	104/1 3/7 104/9 104/1 104/2 104/1 104/2 104/2 104/3 104/6 104/4 104/5	18
0 Survey Prop Roads	270	540 Feet Parcels Municipalities	t

Township of Montclair GIS Tax Parcel D Additional Information: 0713_103_10 More Research Needed? (checked INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 0 0	d=Yes) Building	0	Dridge	2019	
0713_103_10 More Research Needed? (checked INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 0	Building	0	Dridge		
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 0	Building	0	Dridge		
Attachments Included: 0 0	0	0	Dridge		
0	0	0	Dridge		
	- · · · ·		Bridge		
0	Structure	0	Landscape		
Historic District ?	Object	0	Industry		
District Name: Estate Area Histo	pric District				
Status: Contributing					
Associated Archeological Site/Deposition (known or potential sites. If Yes, ple					

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	-369325361
Property Name:	154 EAGLE ROCK WAY			Owners	hip: Private
Address:	154 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story dwelling at 154 Eagle Rock Way is a 3-bay Colonial Revival-style building. The central bay on the front elevation is clad in common bond brick and terminates in a front-facing vented gable. The remainder of the front elevation is clad in asbestos shingles. Asphalt shingles cap the side-gable roof. Fenestration includes a mix of casement and 6/6 double hung sash windows. The inset main entry is a single leaf paneled door flanked by sidelights and covered with a full-light screen door. The foundation is not visible from public view.

A manicured lawn buffered home from the street while low-lying shrubs trim the foundation in arranged beds.

Constructed circa 1972, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -369325361	
Organizatio	n: E2 Project Management		

	154 EAGLE F vey ID: -36932		
	103/7 3/8 NE	104/10 104/9	
103/1 103/31	104/2	104/9 104/9 104/9 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 100/7 10000000000	6
11 R 19 11 R 19 11 R 19 11 R 19 11 R 19 11 R 10 11 R	104/4 104/		1+1/70
11 101 101 101 101 101 101 101 101 101	Valley Unit Way	5 1102/13 1102/9	1
0	270	540	1.6
Survey Prope	erties 2020	Parcels	ł
Roads	722	Municipalities	ĩ

BIBLIOGRAPHY:							
Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Pata			2019		
Additional Information: 0713_104_3							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or poten		ts?					
Conversion Problem?	Conversio	nNote: 422147					
Date form completed:	6/25/2020						

PROPERTY REPORT

TROPER				opony . D.		
Property Name:	155 EAGLE ROCK WAY			Owners	hip: Priva	ate
Address:	155 EAGLE ROCK WAY WAY		Apartment #:	:	ZIP: 0704	42
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	103	9	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-708704921

1

Property ID:

Description:

This single-family dwelling at 155 Eagle Rock Way was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 4 bay Tudor Revival house faces east onto Eagle Rock Way. The house is covered by a side gable roof with pronounced overhang. The roof system is covered with multi-hued slate and broken on the façade by a stacked projecting front gable and a decoratively treated brick and stucco chimney.

Exterior elevations are distinguished by a variety of cladding materials including stucco, rubble stone and half-timbering. Attic level gables are faced in undulant patterned clapboard. Window openings are randomly arranged and incorporate both 8/8 double-hung and casement windows. The house rests upon a brick foundation. The main entrance is articulated by a half-timbered gable; the single-leaf paneled entrance door is recessed and set within a round arched opening distinguished by an animal head-shaped keystone. The front elevation, defined by asymmetrical massing and the presence of varied exterior materials, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Op Local Design Other Design Other Designation	ation: ation:	
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor	Joseph Schuchman	(Primary Contact)	-708704921	
Organization	E2 Project Management			

Address: 155 EAGLE ROCK WAY Survey ID: -708704921 103/5.01 Ramse! 104/11 Rd 101/3 104/35 U 102/7 103/6 Rd 104/10 103/7 103/5 103/8 104/9 103/30 16 Ś 10 104/1 Rock 103/29 103/10 104/8 103/31 104/2 Eagle 104/7 103/11 103/22 Briar Hill Rd. 104/3 103/26 Mountaj 104/6 103/22 103/21 104/9 103/12 104/5 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	its?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -708704921 Page 2

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PROPER	TY REPORT			Property ID:	-1205735234
Property Name:	159 EAGLE ROCK WAY			Owners	ship: Private
Address:	159 EAGLE ROCK WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 159 Eagle Rock Way was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Tudor Revival house incorporates a center hall form and faces east onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is slate covered and broken on the front elevation by a diminutive shed dormer, a steeply pitched gable faced in undulant patterned clapboard and an exterior chimney composed of a coursed ashlar base, a brick stack with coursed fieldstone accented corners and a cap displaying vertical brick headers.

Exterior elevations are clad in multi-hued running bond brick, stucco and half-timbering. Window openings display multi-light, casement windows. The house rests upon a brick foundation. The variety of exterior materials and colors is the house's character-defining feature. The paneled main entrance door is set within a brick Gothic arched opening.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Regi and \$

Date

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

National Historic Landmark?:	stration
National Register:	Status
New Jersey Register:	s:
Determination of Eligibility:	
Certification of Eligibility:	

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** -1205735234 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Page 1



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Pata			2019		
Additional Information:							
0713_103_8							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status	Contributing						
Associated Archeo	logical Site/Deposi	ts?					
(known or poten	tial sites. If Yes, plea	ase describe briefly))				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1205735234	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1802179782
Property Name: Address:	160 EAGLE ROCK WAY 160 EAGLE ROCK WAY WAY		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

		 	2.00	===	
ESSEX	Montclair township	Orange	104	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1802179782

Description:

This single-family dwelling at 160 Eagle Rock Way was constructed ca. 1931 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 4 bay Tudor Revival house faces west onto Eagle Rock Way. The house is covered by a side gable roof. The roof system is slate covered and broken by a front gable and dormer and a brick and stone chimney rising from the south elevation.

Exterior elevations are primarily clad in stucco with half-timbering on the street elevation. The front gable displays chevron brick and halftimbering. The front dormer and side elevation gables are covered in wood clapboard. Window openings consist of multi-light casement windows and 6/6 double-hung sash. The house is set below street level on a landscaped lot and rests upon a brick foundation. The single leaf door main entrance is set beneath an asphalt covered shed roofed shelter which incorporates wood bracket supports and a stucco gable. The variety of exterior cladding materials is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 1802179782	
Organizatio	on: E2 Project Management		

Site Map:

Location Map:

Address: 160 EAGLE ROCK WAY Survey ID: 1802179782 103/6 104/10 103/7 203/5 1102/5 103/8 "Mountain-Ave-104/9 103/9 104/1 Rock 1102/6 104/8 103/10 103/31 1102/7 -Eagle 104/7 103/11 104/3 103/22 Briar Hill 1102/8 104/6 1102/14 104/4 103/21 R ZI/EOT 1102/13 104/5 103/13 1102/9 103/20 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_104_2						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historic District ?	0 Object ✔	0	Industry			
District Name:	Estate Area Historic District					
Status:	Contributing					
	ogical Site/Deposits?					

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	2083708921	
Property Name: Address:	164 EAGLE ROCK WAY 164 EAGLE ROCK WAY WAY		Apartment #:	Owners	ship: Private ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 164 Eagle Rock Way was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house faces west onto Eagle Rock Way. The house is covered by a cross gable roof. The roof system is covered with textural slate and broken by gable-roofed garrisons with underside brackets. An exterior chimney is centered in the larger of the two front gables and displays clinker brickwork.

Exterior elevations are clad in in running bond brick, stucco and half-timbering. Window openings consist primarily of 6/6 double-hung aluminum replacement windows. The house is set below the street level and rests upon a brick foundation. The recessed main entrance incorporates a single leaf paneled door framed by sidelights. The interplay of exterior colors and materials is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 1

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 2083708921

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

Eligibility Worksheet included in present survey?

Location Map:

Address: 164 EAGLE ROCK WAY Survey ID: 2083708921 103/5.01 104/11 04/35 103/6 104/10 110214 103/7 103/5 -Mountain Ave-103/8 1102/5 Wa. 104/9 103/9 1102/6 Poor 104/8 103/10 103/31 104/2 1102/7 Eagl 104/7 103/11 104/3 103/22 Briar Hill 8/2011 104/6 1102/14 103/21 104/4 R 21/20 1102/13 104/5 ELET 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_104_1							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeological Site/Deposits?							

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph SchuchmanOrganization:E2 Project Management

(Primary Contact)

Property ID: 2083708921

Page 2

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	2090327761	
Property Name: Address:	167 EAGLE ROCK WAY 167 EAGLE ROCK WAY WAY		Apartment #:	Owners	ship: Private ZIP: 07042	
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township	Loour rado nume.	Orange	103	7	-
Property Photo:			1	and a light		



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 167 Eagle Rock Way was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house faces east onto Eagle Rock Way. Situated at the top of a prominent rise, the house is covered by a steeply pitched side gable roof; The roof system is covered with an asphalt shingle roofs intended to replicate the appearance of slate and broken on the front elevation by steeply pitched gable dormers and entrance bay and on the south elevation by a gable end chimney which is faced in coursed ashlar. The dormers display half-timbering and rectangular cut wood shingles within the gable end. Side elevation gables also utilize a half-timber motif.

Exterior elevations are primarily clad in stucco. Symmetrically arranged window openings consist primarily of replacement casement windows of varying height and width. The house rests upon a brick foundation. The 1.5 story gabled entrance pavilion, the house's character-defining feature, is faced in coursed multi-colored ashlar and rises to a steeply pitched gable roof with flared gable ends. The single leaf strap and paneled Roman arched main entrance door is framed by sidelights and set within a larger Roman arched opening.

This property was previously surveyed in 1981 and was identified as the home of Mrs. Julia D. Hawkins and as the work of architect C.C. Wenderhack. A substantial 1.5 story expansion to the historic dwelling extends from the north elevation. The overall appearance draws inspiration from the existing house, incorporating coursed multi-colored ashlar quoins, stucco faced exterior and an asphalt covered hip on gable roof. The expansion postdates the 1981 survey.

The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 2090327761

 Organization:
 E2 Project Management
 1
 1

Page 1

Location Map:	103/9 103/9 103/9 103/10 103/10 103/10 104/1 104/1 104/1 104/2 104/2 104/3 104/2 104/3 104/2 104/3 104/2 104/3 104/2 104/3 104/2 104/3 104/2 104/3 104/2 104/3 104/3 104/2 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3	WAY (38 104/13 104/12 104/12 104/10 04/9 104/9 104/10 04/9 104/10 04/9 104/10 04/9 104/12 104/11 104/12 104/11 104/12 104/13 104/12 104/13 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12 104/12	O Other I	ocal Desig ther Desig Designatio	gnation:	
BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #: (if a	applicable)
Township of Montclair Additional Information 0713_103_7 SURVEY: ESS GB 93 v	4; HSI: 0713-829			2019		
More Research Need	ed? (checked=Yes)					
	ded: 0 Building 0 Structure 0 Object ✓ e: Estate Area Historic District	0 0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed:	ConversionNote: 4	22124				
-	Estate Potential Historic Resourc	e Area	[] (Primar	ry Contact)	Property ID: 2090327761	Page 2

Organization: E2 Project Management

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	347663376
Property Name: Address:	175 EAGLE ROCK WAY 175 EAGLE ROCK WAY WAY		Apartment #:		ship: Private ZIP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	6
Property Photo:					/) #.



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 175 Eagle Rock Way was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house incorporating a center hall plan faces north and is set perpendicular to Eagle Rock Way. The house is covered by a side gable roof with a shed dormer emerging from the dwelling's front elevation. The roof system is covered with an asphalt shingle roof and broken by an interior chimney centered in the north gable and an exterior chimney centered in the south gable. Gable ends return upon the cornice.

Exterior elevations are covered in rectangular cut wood shingles. Window openings consist primarily of 6/6, double-hung vinyl sash; fixed panes are also utilized. The house rests upon a brick foundation. A shed roofed entrance shelter delineates the paneled main entrance door. The simplicity of the design is the house's character-defining feature.

This property has not been previously surveyed. The building is in a good condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 347663376

 Organization:
 E2 Project Management
 1
 1

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 175 EAGLE ROCK WAY Survey ID: 347663376 102/3.01 104/30 101/5 104/14 6 104/38 104/32 102/ 104/13 104/37 5.01 Q 104/33 102/6 S 104/12 104/34 104/36 P å 104/11 02/ 104/35 103/5.01 16 104/10 KeM-103/7 103/5 Briar Hill Rock 103/8 104/9 103/30 103/9 Eagle. 104/1 103/31 103/10 104/8 104/2 103/29 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)		
Township of Montclair	GIS Tax Parcel D	ata			2019				
Additional Information: 0713_103_6									
More Research Needed	? (checked	=Yes)							
INTENSIVE-LEVEL USE	ONLY:								
Attachments Include	ed: 0	Building	0	Bridge					
	0	Structure	0	Landscape					
	0	Object	0	Industry					
Historic District ?	\checkmark								
District Name:	Estate Area Histo	ric District							
Status:	Contributing								
Associated Archeological Site/Deposits?									

(Primary Contact)

Property ID: 347663376

, , ,	artment of Environmental Protection			
Historic Preservat	tion Office			
PROPER	TY REPORT			Property ID: 11672263
Property Name:	176 EAGLE ROCK WAY			Ownership: Private
Address:	176 EAGLE ROCK WAY WAY		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

county.	wunicipality.	Local Flace Mallie.	0303 Quau.	DIOCK.	LUI.	
ESSEX	Montclair township		Orange	104	35	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

382

Description:

This single-family dwelling at 176 Eagle Rock Way was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces south onto Eagle Rock Way. The house is covered by a steeply pitched side gable roof with pronounced overhangs. The roof system is covered with an asphalt shingle roof and broken by stacked projecting front gable, into which the main entrance is set, front elevation hip roof dormer at the second story and shed roof dormer at the attic level and paired gable roof dormers on the west elevation. A 1.5 story shed roof ell extends from the east elevation and displays a shed roof dormer.

Exterior elevations are clad in stucco and half timbering; the visually prominent façade gable is clapboard covered. Clinker brickwork is displayed on the steeply pitched gabled entrance and on a chimney which rises from the east elevation. Window openings feature leaded glass casements. The house rests upon a brick foundation. The single leaf strapped and paneled entrance door incorporates a diamond paned casement and is flanked by a pair of diamond pane casement windows The dwelling's asymmetrical massing and its interplay of shapes and materials emerges as the character–defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Originally platted in 1857 by Alexander Jackson Davis and Llewellyn S. Haskell, the stone curbs of Eagle Rock Way wind through the canopied topography lined with spacious house lots. Homes are set back from the street taking advantage of Haskell's planned park-like setting while exhibiting manicured lawns accented with a wide array of coniferous and deciduous trees. Of all the streets in the Estate Area Historic District, Eagle Rock Way alone harkens to its Llewellyn Park roots.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1			
Surveyo	: Joseph Schuchman	(Primary Contact) 1167226382				
Organization	: E2 Project Management					

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

.. . . .

Site Map:

Sur	176 EAGLE vey ID: 11672		
102/1	104/30 10	4/38	14
5.01 5 10	4/32 104/3	104/11 104/12	-
SIS.07 103	SIE Rock 35	104/11	Itain-Ave
07 103,	18	104/9 S	1102/S 1102 AVE
103/9 103/10 0	270	10.478	102/6
Survey Prope —— Roads	erties 2020	Parcels	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_104_35								
More Research Needed	1? (cheo	cked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark				-			
District Name	: Estate Area H	listo	oric District					
Status	Contributing							
Associated Archeo (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422237					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1167226382

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	1327881397	
Property Name:	187 GATES AVENUE			Owners	hip: Private	
Address:	187 GATES AVENUE AVE		Apartment #:	:	ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1202	12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 187 Gates Avenue was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Dutch Colonial Revival house employs a center hall plan and faces south onto Gates Avenue. The house is covered by a side gambrel roof which extends forward to form a pent roof across the front and side elevation's first story. The roof system is covered with asphalt shingles and broken by a shed dormer positioned directly above the dwelling's main entrance.

Exterior elevations are clad in rubble stone, stucco, and rectangular cut wood shingles. Window openings display 6/6 double-hung vinyl replacement windows. The house rests upon a brick foundation. Wood brackets support the entrance shelter which is incorporated within the pent roof. The single leaf six-panel entrance door is framed by sidelights and accessed from a fieldstone-faced staircase. The gambrel style roof is the house's visually prominent and character-defining feature. A 1 story gable-roofed frame garage stands to the rear of the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

0	Estate Datastic I Historia Dasarra Ana	B
	Determination of Eligibility:	Other Designation:
Dates.	New Jersey Register:	Local Designation:
and Status Dates:	National Register:	SHPO Opinion:
Registration	National Historic Landmark?:	

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1327881397	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	Sur	s: 187 GATES vey ID: 13278	81397	
203		- 40	1202/6	1203/20
203/4 203/3		02/17 120	202/8	
104/20 02 02 02 02 02 02 02 02 02 02 02 02 0	1202/16		10 4 1204/25	26
104/20 S-Mo	201/1	mes Ave	1204/24	1204123
1201	121 1	2011/3 2011/3 2011/3	1205/1	1205/3
	0	270	540 Feet	temperat
S	urvey Prop	erties 2020	Parcels	ſ
R	loads	ī	Municipalities	

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1202_12							
More Research Needeo	I? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:) Building	0	Bridge			
) Structure	0	Landscape			
) Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area His	toric District					
Status	Contributing						
Associated Archeo (known or poten	logical Site/Depo tial sites. If Yes, p		De briefly)				
Conversion Problem?	Convers	onNote:	422313				

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1327881397

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID: 1379035602				
Property Name:	191 GATES AVENUE			Ownership: Private				
Address:	191 GATES AVENUE AVE		Apartment #:	ZIP: 07042				
PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:				
ESSEX	Montclair township		Orange	1202 13				

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 191 Gates Avenue was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house employs a split level plan and faces south onto Gates Avenue. The house is covered by a asphalt-shingled side-gable roof with a gable-front ell. In its overall form and appearance, the house appears to be a variation of the adjacent single family dwelling at 195 Gates Avenue.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist primarily of 1/1 double-hung vinyl sash and single-light fixed-pane windows. The house rests upon a parged concrete block foundation. A diminutive sawn wood cornice carries cross the front elevation of the main block. The single leaf main entrance door is framed by pilasters and set beneath a plain frieze and narrow molded cornice. A 2-bay garage is set into the ground level of the projecting ell. The overall shape and form of the house is its most character-defining feature as it reflects suburban style mid-20th century residential construction.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 1379035602]
Organizatio	on: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	: 191 GATES vey ID: 13790		
Ule 103/6 10203/5 203/4	1202/19	1202/6 1202/7	1
0 203/4 203/3 0 0	1202/17	1202/8	1204,
1202/16	202/14	202/10 5 12	4/25
5-1100/112 2012 5 5-1100/1112/112 5 5-1100/1112/112 5 5-1100/1122 5 5-1100/1100/1100000000000000000000000000	Gates Ave	1202/11	125
97 1201/1 97/807 1201/21	1201/2 1201/3 1201/4	11	-
0	270	540	305/3
Survey Prope	erties 2020	Parcels	1
Roads	122	Municipalities	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	I D	ata			2019		
Additional Information: 0713_1202_13								
More Research Needed	d? (check	ed	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area Hi	sto	ric District					
Status	Non-Contributi	ng						
Associated Archec (known or poter	•		ts?					
Conversion Problem?	Convers	sior	Note: 422314					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1379035602

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office								
PROPER	TY REPORT			Property ID: -1737538069					
Property Name:	195 GATES AVENUE			Ownership: Private					
Address:	195 GATES AVENUE AVE		Apartment #:	ZIP: 07042					
PROPERTY LOCA	PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:					
ESSEX	Montclair township		Orange	1202 14					

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 195 Gates Avenue was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house employs a split level plan and faces south onto Gates Avenue. The house is covered by an asphalt shingled side-gable roof with a hipped front ell. In its overall form and appearance, the house appears to be a variation of the adjacent single family dwelling at 191 Gates Avenue.

Exterior elevations are clad in vinyl siding and coursed ashlar. Window openings consist primarily of 1/1 double-hung vinyl sash and singlelight fixed window. The house rests upon a parged concrete block foundation. An exterior brick chimney rises at the west elevation. The single leaf main entrance door is framed with pilasters and set beneath a plain frieze and narrow molded cornice. A 2-bay garage is set into the ground level of the projecting ell. The overall shape and form of the house is its most character-defining feature as it reflects suburban style mid-20th century residential construction.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:				
Surveyo	or: Joseph Schuchman	(Primary Contact) -1737538069				
Organizatio	n: E2 Project Management					

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	: 195 GATES ey ID: -17375	
203/6	1202/	
202/4 203/5 202/5 203/4	1202/18	1202/7 1202/8
202/4 203/5 202/4 203/5 202/5 203/4 202/5 203/3 203/2 203/3 203/2 203/2	1202/16	1202/9 A
104/21 \$202/6	ET/ZOZI Gate	111
120	1/1 N M	
104/19 1201/2	1201/2	1201/4
0	270	540
Survey Prope		Parcels
Roads	1	Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_1202_14								
More Research Needed	d? (cheo	cke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	listo	pric District					
Status	Non-Contribu	ting						
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422315					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1737538069

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	-1399519309	
Property Name: Address:	208 GATES AVENUE 208 GATES AVENUE AVE		Apartment #:	Owners	hip: Private ZIP: 07042	
PROPERTY LOCATION(S): County: Municipality: Local Place Name: USGS Quad: Block: Lot:						
ESSEX	Montclair township		Orange	104	21	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 208 Gates Avenue was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house employs a center hall plan and faces north onto Gates Avenue. The house is covered by a side-gable roof and is covered with asphalt shingles.

Exterior elevations are clad in asbestos siding and running bond brick. Window openings consist of 1/1 and 6/6 double-hung sash and fixedpane windows. The house rests upon a parged concrete block foundation. A 1 story gable roof garage is appended to the west elevation. A shed roof porch with vinyl posts and a vinyl balustrade extends from the garage roof to shelter the main entrance. The single leaf entrance door is framed by sidelights set above a recessed wood panel. The overall house form is representative of mid-20th century suburban residential design and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Organization: E2 Project Management

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
Survey Name:	Estate Potential Historic Resource Area	Property ID:
Surveyor:	Surveyor: Joseph Schuchman [(Primary Contact)	

Site Map:

Location Map:

Address: 208 GATES AVENUE Survey ID: -1399519309 203/5 202/4 Undercliff 80 203/4 202/3 203/3 1202/16 Gates-Ave 203/2 12021 104/23 104/24 104/22 Mountai 104/20 1201/1 104/26 104/19 1201/21 201 104/18 1201/20 104/27 104/17 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Data				2019		
Additional Information:								
0713_104_21								
More Research Needed	? (checl	ed=Ye	es)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include		0 Bu	uilding	0	Bridge			
		0 St	ructure	0	Landscape			
	_	0 OI	oject	0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Hi	storic	District					
Status:	Non-Contributi	ng						
Associated Archeol	ogical Site/Dep	osits?						
(known or potent	ial sites. If Yes, I	lease	describe briefly)					

Date form completed:

6/25/2020

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	784670882			
Property Name:	211 GATES AVENUE			Owners	hip: Private			
Address:	211 GATES AVENUE AVE		Apartment #:		ZIP: 07042			
PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:			
ESSEX	Montclair township		Orange	202	6			

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 211 Gates Avenue was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Georgian Revival house boasts a center hall plan and faces south onto Gates Avenue. The house is covered by an asphalt-shingled side-gable roof with a front gable ell and displays flush gable ends. The roof system is broken by an interior brick chimney and a rear elevation exterior chimney which cuts through the roofline. Gable dormers emerge on front and side elevation rooflines.

Exterior elevations are clad in finely coursed ashlar and wood shingle. Window openings consist of 6/6 double-hung vinyl windows. The house rests upon a brick foundation. The main entrance is set within an engaged shed-roofed shelter and the six-panel entrance door is set beneath a leaded glass transom and framed by fluted pilasters. The overall design is reflective of the early 20th century popularity and interpretation of Colonial-inspired motifs and is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Located at the northwest intersection of Gates Avenue and South Mountain Terrace, the street elevations of this handsome Georgian Revival dwelling front onto a manicured lawn which slopes down to the sidewalk; low lying shrubs ornament the street elevations. A lattice fence extends west of the house. A paved driveway accessible from South Mountain Terrace provides access to a 2 car garage set into the raised ground level.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 784670882	
Organizati	on: E2 Project Management		

Site Map:

Location Map:

	s: 211 GATES vey ID: 78467		
201/2	S Mounta	203/7 203/6	
Ungeroup	202/5	203/4 mos	
104/24	Gates	203/2 203/2 Ave	1202/14
104/26	104/19	1201/1	1201/2
0	270	540 Feet	
Survey Prope	erties 2020	Parcels	Î
Roads	L	Municipalities	N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Data			2019		
Additional Information: 0713_202_6							
More Research Needed	? (checł	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hi	storic District					
Status:	Contributing						
Associated Archeol (known or potent	• ·		e briefly)				

Date form completed:

6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 [(Primary Contact)]
 784670882

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

i notorio i rocorrat							
PROPERT	TY REPORT			Property ID:	-388158344		
Property Name:	212 GATES AVENUE			Ownersh	nip: Private		
Address:	212 GATES AVENUE AVE		Apartment #:	Z	IP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	104	22		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family Minimal Traditional dwelling at 212 Gates Avenue was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Cape Cod form house faces north onto Gates Avenue. The house is covered by a side-gable asphalt roof. An engaged shed roof porch with wood posts shelters the main entrance and is the house's character defining feature. The single leaf paneled door is framed by diminutive sidelights set above recessed rectangular panels.

Exterior elevations are simply detailed and clad in running bond brick and asbestos siding. 8/12 double-hung sash are the primary window light. The house rests upon a parged concrete block foundation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
Survey Name:	Estate Potential Historic Resource Area	Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact) -388158344
Organization:	E2 Project Management	

Location Map:

Site Map:

	s: 212 GATES vey ID: -38815	8344
201/1	1111 202/2 200	202/4 203/5 02/5 203/4 203/4
	Gates-Ave	S-M
104/26	104/19	1201/21
104/27	270	1201/20 540
Survey Prop Roads	CULTAR DOARDOWN AND AND AND AND AND AND AND AND AND AN	Parcels Municipalities

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_104_22						
More Research Needed	I? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status	Non-Contributing					
Associated Archeological Site/Deposits?						
Conversion Problem?	ConversionNote: 422308					
Date form completed:	6/25/2020					

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	1792319769)
Property Name:	220 GATES AVENUE			Owners	hip: Private	
Address:	220 GATES AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	104	23	
Property Photo:	A. A. MA	6		S all and		



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 220 Gates Avenue was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Craftsman house utilizes a center hall plan and faces north onto Gates Avenue. The house is covered by an asphalt-shingled cross-gable roof. The roof system is broken by a series of gabled dormers on the front and side elevations.

Exterior elevations are clad in clapboard wood. 4/4/and 6/6 double-hung sash are the primary window light. The house rests upon a brick foundation. The main entrance features a double leaf paneled entrance doors. Tuscan columns support an enclosed first-story and open second-story porch; a turned post balustrade runs between the second story columns.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

Registration and Status Dates: Eligibility Works	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Name	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 1792319769	
Organization	E2 Project Management		

Location Map:

Site Map:

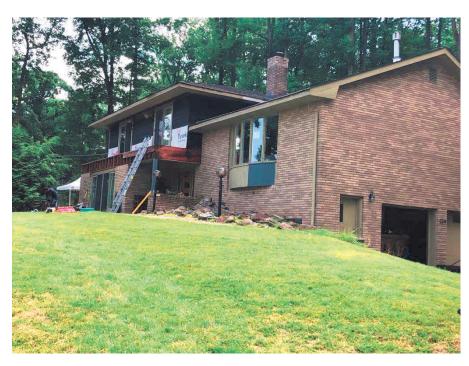
	s: 220 GATES vey ID: 179231		
1/107 104 5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-5-	Sozia Gates	202/5 E 203/2 202/6 S 203/2 Ave-0	1
^{101/11} C C C C C C C C C C C C C C C C C C	104/	104/19 100/19	1201/21 1201/1 AVe
0	270	¹⁸ //120 540	1/20
Survey Prop		Parcels Municipalities	Î
Roads	L	municipanues	N

BIBLIOGRAPHY:	Title				Veer	UDO Accession #	(if applicable)
Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	Data			2019		
Additional Information:							
0713_104_23							
More Research Neede	d? (check	ked=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area Hi	storic District					
Status	: Contributing						
Associated Archeo	logical Site/Dep	osits?					
(known or poter	ntial sites. If Yes, p	blease describe briefly)					
Conversion Problem?	Convers	sionNote: 422309					
		422000					
Date form completed:	6/25/2020						

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	1499252582		
Property Name:	224 GATES AVENUE			Owners	hip: Private		
Address:	224 GATES AVENUE AVE		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	104	24		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 224 Gates Avenue was constructed ca. 1968 and is located within the proposed boundary of the Estate Area Historic District. The north elevation of this 2 story 3 bay Minimal Traditional house with a split level plan faces Gates Avenue; the house's front elevation faces east. The house is covered by an asphalt-shingled hipped and gable roof. The roof system is broken by an interior brick chimney and a vent.

Exterior elevations are clad in running bond brick. The house rests upon a parged concrete block foundation and displays recently installed windows. A 2 bay garage is set within the north elevation's ground level. The house's overall form, the structure's character-defining feature, is representative of suburban style residential construction of the mid-20th century.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Development of those single-family residences on Gates Avenue within the Estate Area reflects two distinct periods of construction and development, the first being the 1920s and the second, a mid-20thcentury period ranging from 1958 to 1965. Those residences constructed in the 1920s incorporate styles popular in the early decades of the twentieth century; the late 1950s to mid-20th century dwellings reflect a minimal traditionalist approach. Each of the dwellings is set back from Gates Avenue and fronts on a grass covered lawn. Residential parcels are landscaped with deciduous trees and plantings.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** 1499252582 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Page 1

Site Map:

Location Map:

Address: 224 GATES AVENUE Survey ID: 1499252582 Cress Or 201/2 202/3 202/ Undercliff 90 202/2 202/1 202/6 201/1 crestor Gates-Ave 104/23 104/22 104/21 104/20 104/26 104/19 101/11 104/18 101/10 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
NTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potent		ts?					

PROPER	TY REPORT			Property ID:	-1146848682
Property Name:	16 HOBURG PLACE			Ownersh	ip: Private
Address:	16 HOBURG PLACE PL		Apartment #:	Z	IP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 16 Hoburg Place was constructed ca. 1968 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house utilizes a ranch plan and faces north onto Hoburg Place. The house is covered by an asphalt-shingled hipped roof with paired front hip roof ells. The roof system displays a denticulated cornice across the front elevation.

Exterior elevations are simply detailed and clad in running bond brick. Window openings consist of casement and fixed-pane windows. The house rests upon a parged concrete block foundation. The main entrance, the house's character-defining feature, is set within an isosceles trapezoid-shaped opening. The double leaf entrance doors display geometric molded panels and are framed by unadorned rectangular panels. A 2-car garage is set within the front elevation's ground level.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for "Hoburg," the former estate of Mr. Charles F. Droste—founder of the firm Droste & Snyder and director of the Fidelity Trust Company, Hoburg Place reaches up the hillside connecting Lloyd Road with South Mountain Avenue. Cut in the 1890s from Droste's estate, the street is flanked by a mix of nineteenth and mid-twentieth century homes either buffered from the road by manicured lawns or screened by hedgerows.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Property ID:

-1146848682

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

Site Map:

Location Map:

Address: 16 HOBURG PLACE Survey ID: -1146848682 304/17 304/18 302/12 304/ 304/23 ī. 304/19 302/11 304/22 restri à 304/20 PNO 302/10 304/21 Hoburg-P 303/9 302/9 303/11 303/6 Mountain 302/8 303/12 303/5 303/4 303/13 303/3 1406/24 0 270 540 Feet Survey Properties 2020 Parcels Municipalities Roads

BIBLIOGRAPHY:

Author: Title: Year: **HPO Accession #:** (if applicable) Township of Montclair 2019 **GIS Tax Parcel Data** Additional Information: 0713_303_10 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Building Bridge **Attachments Included:** 0 0 0 Structure 0 Landscape Object Industry 0 0 **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** ConversionNote: 422485 Date form completed:

6/25/2020

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	845178313	
Property Name:	20 HOBURG PLACE			Owners	hip: Private	
Address:	20 HOBURG PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	303	9	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 20 Hoburg was constructed ca.1921 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Center Hall Colonial Revival house faces north onto Hoburg Place.

The house is covered by an asphalt-shingled side-gable roof with gable-front dormers at the dwelling's front elevation. Round-arched dormer windows are set within a molded surround displaying apex keystones and framed by pilasters which rise to a broken pedimented gable. The roof system rises above a modillion block cornice.

Exterior elevations are symmetrically arranged and clad in wood shingles. Window openings consist of primarily of 6/6 double-hung windows. First story windows on the front elevation incorporate 6/1 double-hung sash set beneath molded lintels. Second story openings utilize 6/6 double-hung sash which are framed by louvered shutters. The temple-like entrance bay, the house's character-defining feature, is centered on the facade. Pilasters rise 2 stories to a pedimented gable. The paneled single leaf entrance door is set beneath a fanlight. Pilasters and molded brackets rise to a broken segmental arched tympanum. The house rests upon a brick foundation. A 1-story enclosed porch extending from the east elevation features openings framed by unadorned pilasters with molded caps; its roofline balustrade displays rectangular posts and molded balusters. A brick chimney, centered within the east gable, rises through the porch roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Named for "Hoburg," the former estate of Mr. Charles F. Droste-founder of the firm Droste & Snyder and director of the Fidelity Trust Company, Hoburg Place reaches up the hillside connecting Lloyd Road with South Mountain Avenue. Cut in the 1890s from Droste's estate, the street is flanked by a mix of nineteenth and mid-twentieth century homes either buffered from the road by manicured lawns or screened by hedgerows.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 845178313

Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:

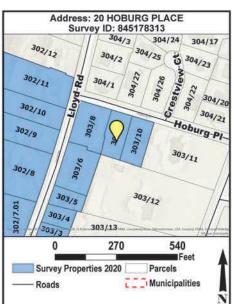
 Certification of Eligibility:

 Other Designation Date:

 Eligibility Worksheet included in present survey?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	a			2019		
Additional Information: 0713_303_9							
More Research Needed?	checked=Y	les)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 0 B	uilding	0	Bridge			
	0 S	tructure	0	Landscape			
		bject	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Historic	District					
Status:	Contributing						
Associated Archeolo (known or potenti	ogical Site/Deposits? al sites. If Yes, please						
Conversion Problem?	ConversionNo	ote: 422392					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	845178313	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	434233072		
Property Name: Address:	86 LLEWELLYN ROAD 86 LLEWELLYN ROAD RD		Apartment #:	Owners	ship: Private ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	-	
ESSEX	Montclair township		Orange	1208	13		
Broparty Photo:							

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 86 Llewellyn Road was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. Situated at the northeast corner of Llewellyn Road and Eagle Rock Way, the 2.5 story 3 bay Queen Anne house incorporates an irregular plan and faces south onto Llewellyn Road. The house is covered by a high hip roof. A 2.5 story ell is set perpendicular to the main block and rises to a steeply-pitched gabled roof. The present roof system is covered in asphalt shingle, the design of which is intended to replicate the appearance of slate. Roofline gables, hip roof dormers, and two brick chimneys break through the roofline. A 2.5 story tower at the dwelling's southwest corner is the house's character-defining feature; the tower is crowned by a conical roof and displays Queen Anne windows in its upper story.

Exterior elevations are clad in wood shingle. One/one double-hung sash, in single and multiple groupings, are the primary window light. The house rests upon a brick foundation. An arcaded porch carries across the front and down the east elevation. The porch is covered in rectangular cut wood shingles and shelters the paneled main entrance door which is framed by sidelights. A partial enclosure of the porch, which occurred prior to 1981, has subsequently been reversed.

A garage, which appears to be of mid-20th century construction, is located to the rear of and set perpendicular to the house and faces west towards Eagle Rock Way. The two car garage displays patterned garage bay doors and a similarly detailed entrance door. Exterior elevations are covered in wood shingles; the gable roof, like that of the dwelling, is asphalt-shingled in a pattern intended to replicate the appearance of slate.

This property was previously surveyed in 1981 and identified originally as the home of James J. Farley and the work of architect Montrose W. Morris. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	434233072	
Organization:	E2 Project Management			

historic and present.

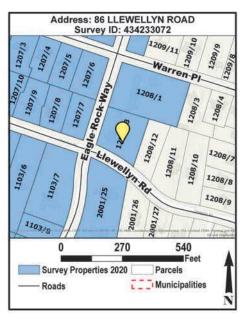
Registration and Status Dates:	National Historic Landmark?: National Register: SHPO Opinion:		
	New Jersey Register:	Local Designation:	
	Determination of Eligibility:	Other Designation:	
	Certification of Eligibility:	Other Designation Date:	

☐ Is this Property an identifiable farm or former farm?

Site Map:

✓ Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title: Historic Resources of Montclair Multiple Resource Area			Year:	(if applicable)		
Price, Eleanor				1986			
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1208_13 SURVEY: ESS GB 93 v4; More Research Needed		ed=Yes)					
		,					
INTENSIVE-LEVEL USE	d:	1 Building 0 Structure	0 0	Bridge Landscape			
Historic District ? District Name:	\checkmark	0 Object	0	Industry			
Status:	Key Contributin						
Associated Archeol (known or potent	• ·	sits?					
Conversion Problem?	Convers 6/25/2020	ionNote: 422283					
Survey Name: E	state Potential Hi	storic Resource Area				Property ID:	Page 2
Surveyor: Jo Organization: E	oseph Schuchma 2 Project Manage			(Primar	y Contact)	434233072	

BUILDING ATTACHMENT

Property ID:	434233072
Element ID:	1620673141

Common Name:	86 Llewellyn Wa	ау	
Historic Name:	86 Llewellyn Wa	у	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1892	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1914
Style:	Queen Anne		Vernacular Style?
Form:	Irregular		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Wood. Shingles	Bays: 3

Exterior Description:

The single-family dwelling at 86 Llewellyn Road was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. Situated at the northeast corner of Llewellyn Road and Eagle Rock Way, the 2.5 story 3 bay Queen Anne house incorporates an irregular plan and faces south onto Llewellyn Road. The house is covered by a high hip roof. A 2.5 story ell is set perpendicular to the main block and rises to a steeply-pitched gabled roof. The present roof system is covered in asphalt shingle, the design of which is intended to replicate the appearance of slate. Roofline gables, hip roof dormers, and two brick chimneys break through the roofline. A 2.5 story tower at the dwelling's southwest corner is the house's character-defining feature; the tower is crowned by a conical roof and displays Queen Anne windows in its upper story.

Exterior elevations are clad in wood shingle. One/one double-hung sash, in single and multiple groupings, are the primary window light. The house rests upon a brick foundation. An arcaded porch carries across the front and down the east elevation. The porch is covered in rectangular cut wood shingles and shelters the paneled main entrance door which is framed by sidelights. A partial enclosure of the porch, which occurred prior to 1981, has subsequently been reversed.

A garage, which appears to be of mid-20th century construction, is located to the rear of and set perpendicular to the house and faces west towards Eagle Rock Way. The two car garage displays patterned garage bay doors and a similarly detailed entrance door. Exterior elevations are covered in wood shingles; the gable roof, like that of the dwelling, is asphalt-shingled in a pattern intended to replicate the appearance of slate.

This property was previously surveyed in 1981 and identified originally as the home of James J. Farley and the work of architect Montrose W. Morris. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 5/10/2021

(Primary Contact)

Property ID: 434233072

ELIGIBILITY WORKSHEET - Properties

2

Property ID	434233072

History:

Constructed in 1860.

Statement of Significance:

Building is a significant example of the Queen Anne Style with characteristic features such as rounded corner tower with conical roof, patterned wall sheathing, and asymmetrical massing.

Eligibility for New Jersey and National Registers:	●Yes ○N	National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: VLocal	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Queen Anne Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1208 Lot 13

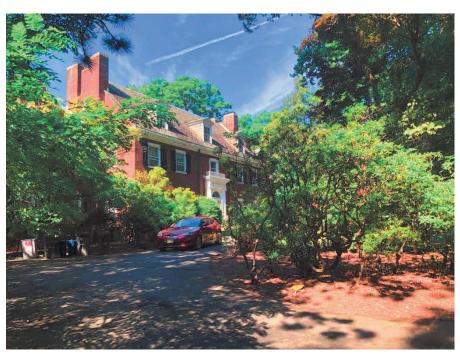
Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	434233072	
Organization:	E2 Project Management			

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PROPERT	TY REPORT			Property ID: 536797417
Property Name:	89 LLEWELLYN ROAD			Ownership: Private
Address:	89 LLEWELLYN ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	2001 25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Charles Y. Schierren House is a single-family dwelling at 89 Llewellyn Road. The Georgian Revival house was constructed ca.1916 and is located within the proposed boundary of the Estate Area Historic District. Situated at the southeast corner of Llewellyn Road and Eagle Rock Road, the 2.5 story 5 bay center hall form dwelling faces north onto Llewellyn Road. The main block is covered by a side-gable roof and is flanked by 2.5 story gable fronted ells. The roof system is covered with slate and broken by pedimented gable dormers on the front and rear elevations and paired exterior gable-end chimneys. A dentiled frieze and modillion block cornice encircles the structure.

Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 6/6 double-hung sash. The house rests upon a brick foundation. The main entrance is centered on the elevation and is the house's character-defining feature. The single leaf paneled main entrance door is set beneath a fanlight. Ionic columns frame the entrance and rise to a full entablature which is surmounted by a roofline balustrade at the second-story level which incorporates turned balusters

This property was previously surveyed in 1981. The house is the combined work of architects Wallis and Goodwillie and is considered one of the best examples of Frank Goodwillie's residential wok. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both historic and present.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 536797417	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

✓ Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Address	89 LLEWELL vey ID: 53679	YN ROAD 7417
1103/5	2005 2005 2005 2005 2005 2005 2005 2005	1208/1 1208
0	^{2001/23} 2 270	540
Survey Prope	erties 2020	Parcels
Roads	1	Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resour	ces of Montclair N	Iultiple Resour	ce Area	1986		
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_2001_25 SURVEY: ESS GB 93 v4;	HSI: 0713-826						
More Research Needed?	check	ed=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d:	1 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name: Estate Area Historic District							
District Name:	Estate Area mis	SIGNE DISTINCT					
District Name: Status:	Key Contributin						

Date form completed: 6/25/2020

Survey Name:	Estate Potential Historic Resource Area	
Surveyor:	Joseph Schuchman	
Organization:	E2 Project Management	

BUILDING ATTACHMENT

Property ID:	536797417
Element ID:	-242153550

Common Name:	89 Llewellyn Ro	ad		
Historic Name:	89 Llewellyn Ro	ad		
Present Use:	Residential, per	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1916	Source: Borough of	of Montclair Tax Records; NJHPO Inc	dividual Survey Form
Constructio Start Da		Construction 19 End Date:	16	
Style:	Georgian Reviva	al	Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick. Flemish Bond	Bavs:	5

Exterior Description:

The Charles Y. Schierren House is a single-family dwelling at 89 Llewellyn Road. The Georgian Revival house was constructed ca.1916 and is located within the proposed boundary of the Estate Area Historic District. Situated at the southeast corner of Llewellyn Road and Eagle Rock Road, the 2.5 story 5 bay center hall form dwelling faces north onto Llewellyn Road. The main block is covered by a side-gable roof and is flanked by 2.5 story gable fronted ells. The roof system is covered with slate and broken by pedimented gable dormers on the front and rear elevations and paired exterior gable-end chimneys. A dentiled frieze and modillion block cornice encircles the structure.

Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 6/6 double-hung sash. The house rests upon a brick foundation. The main entrance is centered on the elevation and is the house's character-defining feature. The single leaf paneled main entrance door is set beneath a fanlight. Ionic columns frame the entrance and rise to a full entablature which is surmounted by a roofline balustrade at the second-story level which incorporates turned balusters

This property was previously surveyed in 1981. The house is the combined work of architects Wallis and Goodwillie and is considered one of the best examples of Frank Goodwillie's residential wok. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

7 a office of B congrient			
Туре:	Name:	Person/Firm Description:	
Architect	Frank Goodwillie		
Date form completed:	4/28/2021		

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	536797417	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

2

Property ID	536797417

History:

Constructed in 1916

Statement of Significance:

Building is a significant example of the Colonial Revival style with characteristic features such as a symmetrical façade, paired end chimneys, dentillated cornice and eleaborate main entry surround with fan light.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 2001 Lot 25

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	536797417	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection	
Historic Preservation Office	

1723638585 PROPERTY REPORT Property ID: 92 LLEWELLYN ROAD Private **Property Name:** Ownership: 92 LLEWELLYN ROAD RD ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S): Municipality:** Local Place Name: **USGS Quad:** County: Block: Lot: ESSEX Montclair township Orange 1207 7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northwest intersection of Llewellyn Road and Eagle Rock Way, the single-family dwelling at 92 Llewellyn Road was constructed ca. 1956 and is within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall form and faces south onto Llewellyn Road. The house is covered by an asphalt-shingled side-gable roof. The roof system is broken by a rear shed dormer and an exterior brick chimney centered in the west gable. A 1-story gabled ell is appended to the west elevation; a 2.5 story gabled ell extends from the rear elevation and fronts on Eagle Rock Road.

The front elevation is covered in running bond brick; remaining elevations display wood shingles. Window openings consist of 6/6 doublehung vinyl windows. First story street elevation widows rise to a flat segmental arch. The house rests upon a brick foundation. The main entrance is the house's character defining feature. Flagstone-topped brick stairs lead to the main entrance which is sheltered by a gabled pavilion incorporating Doric pilasters and columns. The single paneled entrance door is framed by sidelights and set beneath a simulated fanlight.

Accessible from Eagle Rock Avenue, two garage bays are each framed by an elongated surround which displays a central keystone, a midtwentieth century adaptation of the more traditional Georgian surround .

The similarity in appearance and construction date of this dwelling and the adjacent 96 Llewellyn Road suggests each may have been built as speculative housing.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1723638585	
Organization:	E2 Project Management			

historic and present.						
Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: heet included in present survey?	∃ Is this	O Other I	ocal Desi other Desi Designatio	gnation:	rm?
			s r toperty a	indentina		
	1103/5	Z = 208/10 +208/3 +208/3	Site Map:			
BIBLIOGRAPHY: Author: Township of Montclair Additional Information 0713_1207_7 More Research Need				Year: 2019	HPO Accession #:	(if applicable)
	uded: 0 Building 0 Structure 0 Object ? ✓ ne: Estate Area Historic District	0 0 0	Landscape			
Conversion Problem?	ConversionNote: 422276					
Date form completed:	6/25/2020					
C	Estate Datastic Ultrateria D				Description	
-	Estate Potential Historic Resource Area Joseph Schuchman		(Prima	ry Contact	Property ID:) 1723638585	Page 2

Organization: E2 Project Management

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-82974970
Property Name: Address:	96 LLEWELLYN ROAD 96 LLEWELLYN ROAD RD		Apartment #:	Ownersh Z	nip: Private CIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 96 Llewellyn Road was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall form and faces south onto Llewellyn Road. The house is covered by an asphalt-shingled side-gable roof. The roof system is broken by a rear shed dormer and an exterior brick chimney centered in the west gable. A two story gabled ell of similar design is appended to the east elevation; a two bay garage is set at the lower level and is accessed from Llewellyn Road.

Exterior elevations are clad in running bond brick. Window openings consist of 6/6 double-hung sash framed by vinyl louvered shutters. First-story street elevation widows are set beneath flat segmental arches. The house rests upon a brick walk-out foundation. The main entrance is the house's character defining feature and is accessed from a flagstone path and flagstone-topped brick stairs. The gabled entrance bay displays Tuscan columns which support a denticulated gabled pediment. The paneled entrance door is framed by sidelights set above a recessed panel.

The similarity in appearance and construction date of this dwelling and the adjacent 92 Llewellyn Road suggests each may have been built as speculative housing.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -82974970

 Registration and Status
 National Historic Landmark?:
 Image: Comparison of Compari

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



Is this Property an identifiable farm or former farm?

Site Map:

BIBLIOGRAPHY:

Township of Montclair GIS Tax Parcel D Additional Information: 0713_1207_8 More Research Needed? (checked INTENSIVE-LEVEL USE ONLY:				2019	
0713_1207_8 More Research Needed? (checked	=Yes)				
	=Yes)				
INTENSIVE-LEVEL USE ONLT.					
Attachments Included: 0	Building	0	Bridge		
0	Structure	0	Landscape		
0	Object	0	Industry		
Historic District ?					
District Name: Estate Area Histo	ric District				
Status: Non-Contributing					
Associated Archeological Site/Deposite (known or potential sites. If Yes, plea					

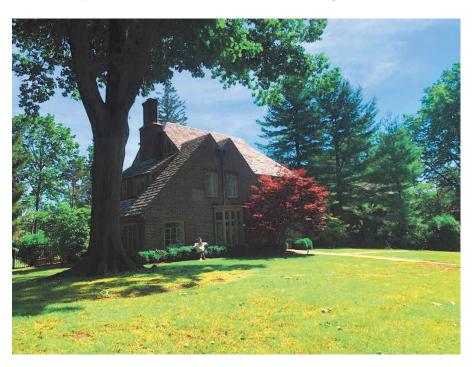
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-82974970	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

Property Name:	100 LLEWELLYN ROAD			Owners	ship: Private	
Address:	100 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LO	CATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1207	9	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story single-family dwelling at 100 Llewellyn Road is a 4-bay Tudor Revial house with a center hall plan constructed ca. 1930 and located within the proposed boundary of the Estate Area Historic District. Clad primarily in Flemish bond brick, the dwelling features a 2.5 story gable roofed main block with a two story bay extending from the east elevation capped by a conical roof and a 2 story gable roofed rear ell. Roof surfaces are covered in multi-hued bands of slate. Rooflines display a pronounced overhang. Half timbering ornaments side elevation gables.

Paired two-story gabled ells with steeply pitched rooflines dominate the front elevation are the house's character-defining feature. The easternmost gable extends to ground level and frames the single leaf paneled Roman arched main entrance door. On the west elevation, a shed dormer emerges from the elevation above which rises an exterior brick chimney with a corbeled Tudor cap. The house displays a variety of window shapes and sizes, which include the single story bays which flank the main entrance; window openings feature replacement multi-paned casement windows. The centrally-located main entry is a single leaf roman-arched paneled door.

This property is located on a flat, level residential lot facing south toward Llewellyn Road. An asphalt-paved driveway extends along the east side of the property with linear concrete walkways extending to the public sidewalk and the driveway. The manicured front lawn is ornamented with decorative tree and shrub plantings.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Eopen wistate Area Historic District.

Setting:

This property is located on a flat, level residential lot facing south toward Llewellyn Road. An asphalt-paved driveway extends along the east side of the property with linear concrete walkways extending to the public sidewalk and the driveway. The manicured front lawn contains decorative tree and shrub plantings.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1031733233 Page 1

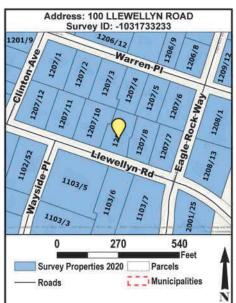
-1031733233

Property ID:

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Certification of Eligibility: Eligibility Worksheet included in present survey?

Other Designation: **Other Designation Date:** ☐ Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	1			2019		
Additional Information:							
More Research Needed	? (checked=Y	es)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0 B	uilding	0	Bridge			
	0 S	tructure	0	Landscape			
	0 0	bject	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Historic	District					
Status:	Contributing						
	ogical Site/Deposits? ial sites. If Yes, please						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	-1031733233	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	259685540
Property Name:	104 LLEWELLYN ROAD			Owners	ship: Private
Address:	104 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1

Description:

This single-family dwelling at 104 Llewellyn Road was constructed ca. 1957 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay house faces south onto Llewellyn Road and combines Colonial Revival elements with a Cape Cod house plan. Sitting atop a slight rise, the frame dwelling displays a symmetrically arranged 1.5 story main block and a one-story gabled ell appended to the west elevation. The roof system is covered with asphalt shingles; rhythmically placed gable dormers pierce through the roofline above a dentil-molded cornice.

Exterior elevations are clad in running bond brick. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a brick foundation. Framed by window bays, the main entrance is centered on the facade and is the house's character-defining feature. Unadorned pilasters rise to a simple architrave and frieze and a denticulated cornice. The recessed six-panel single leaf entrance door is framed by single pane sidelights set above wood panels; similar designed wood panels frame the corresponding entry side walls.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both historic and present.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Op Local Design Other Design		
Survey Nam	e: Estate Potential Historic Resource Area		Property ID:	Page
Surveyo	or: Scott Wieczorek	(Primary Contact)	259685540	
Organizatio	n: E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

Is this Property an identifiable farm or former farm?

Site Map:

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1201/12	1207/3	1207/4 207/5 7/6
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1207/12	11/1021	1207/16 1207/16
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1102/54	2	1207/8 1207/9 1207/7 Rock-W
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BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1207_10							
More Research Needed	d? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:) Building	0	Bridge			
) Structure	0	Landscape			
) Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area His	toric District					
Status	: Non-Contributir	g					
Associated Archec (known or poter	ological Site/Depo ntial sites. If Yes, p		briefly)				
Conversion Problem?	Convers	onNote: 42	22279				

6/25/2020 Date form completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Scott Wieczorek	(Primary Contact)	2596855
Organization:	E2 Project Management		

Page 2

259685540

PROPERTY REPORT

FILOFLI				r roporty ib:		
Property Name:	105 LLEWELLYN ROAD			Owners	ship: Private	
Address:	105 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1103	6	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 105 Llewellyn Road was constructed ca. 1890 and is located within the proposed boundary of the Estate Area Historic District. The 3 story 3 bay Queen Anne style, Four Square form house is deeply recessed and set perpendicular to Llewellyn Road; the front elevation faces east. The house is covered by a steeply pitched high hip roof. The roof system is covered with asphalt shingles and broken by two interior brick chimneys.

Exterior elevations are asymmetrically arranged and clad in wood shingles. Window openings incorporate a variety of windows including 1/1 and 8/8 double-hung sash, casement windows, and fixed panes. A wrap-around porch with Tuscan columns and rectangular balustrade carries across the front and down the north elevation. The house rests upon a brick foundation. The interplay of shapes created by the dwelling's exterior massing and roof forms is the house's character –defining feature.

A frame 2 car garage stands near the property's eastern boundary and incorporates design elements found in the dwelling, with which it appears contemporary. The garage is clad in wood shingles, displays paneled bay doors, and rises 1.5 stories to a gable-fronted roof with flared gable ends; diamond pane fixed windows accent the gable face. The roof system is broken by a shed dormer which emerges from its west elevation.

This property has not been previously surveyed. The dwelling and garage are both in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this site would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1732484766

Page 1

1732484766

Property ID.

 Registration
 National Historic Landmark?:

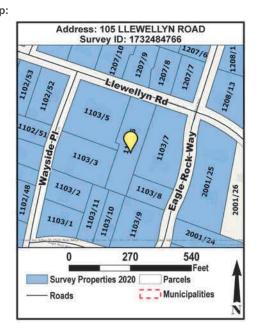
 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata				2019		
Additional Information: 0713_1103_6								
More Research Needed?	(checked	I=Yes)						
INTENSIVE-LEVEL USE C	DNLY:							
Attachments Included	d: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Histo	oric District						
Status:	Contributing							
Associated Archeolo (known or potentia	ogical Site/Deposi al sites. If Yes, plea		e briefly)					
Conversion Problem?	Conversion	nNote: 4	122285					

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Scott Wieczorek
 (Primary Contact)
 1732484766

 Organization:
 E2 Project Management
 E2 Project Management
 E3 Project Management

Other Designation Date:

SHPO Opinion:

Local Designation:

Other Designation:

Site Map:

New Jersey Depar Historic Preservati	rtment of Environmental Protection ion Office				
PROPERT	Y REPORT			Property ID:	-1182580523
Property Name: Address:	108 LLEWELLYN ROAD 108 LLEWELLYN ROAD RD		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOCA	TION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 108 Llewellyn Road was constructed ca. 1959 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house incorporates a center hall plan and faces south onto Llewellyn Road. The house is covered by a side gable roof. A 1 story gable roofed sun porch extends from the east elevation; at the west elevation, a 2 gabled ell connects the main block to a 2 story 2 bay garage. The roof system is covered with asphalt shingles and is broken on the front elevation by a pedimented gable entrance bay, and paired gable dormers; an exterior brick chimney is centered in the east elevation.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist of 8/8 double-hung vinyl windows. The house rests upon a brick and concrete block foundation. The gabled entrance bay, the house's character-defining feature, is centered on the façade and faced in flush vertical board. Paired pilasters rise to a roofline gabled pediment. The single leaf paneled entrance door is framed by oversize square-shaped sidelights and set within a simplified classically-inspired surround. Set above the entrance, a second story window combines window units and molding to create the illusion of a Palladian window.

This property is the eastern half of the property formerly identified as 110 Llewellyn Road on which a no longer extent Classical Revival mansion was constructed in 1900.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1182580523

 Registration
and Status
Dates:
 National Historic Landmark?:
 Image: Constraint of Shpo Opinion:

 National Register:
 National Register:
 Shpo Opinion:

 Dates:
 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Site Map:

Address: 108 LLEWELLYN ROAD Survey ID: -1182580523 1201/7 1201/16 1206/12 1206/10 1201/9 Warren-PI 1201/10 1201/15 1207/1 120 8 1207/2 1201/11 Clinton 1201/14 1207/3 1201/12 1207/4 1207/5 1207/12 1201/13 120216 1207/10 1207/9 1207/8 Liewellyn-Rd-1102/55 1207/7 1102/53 1102/54 1102/52 Id-op 1103/5 1103/6 1103/7 1102/51 Nº2 1102/50 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1207_11							
More Research Needed?	? 🗌 (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
Historic District ?	\checkmark	0 Object	0	Industry			
District Name:	Estate Area His	storic District					
Status:	Non-Contributir	ng					
Associated Archeolo (known or potenti	•	ease describe briefly)					
Conversion Problem?	Convers	ionNote: 422280					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1182580523	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-2030055375
Property Name:	109 LLEWELLYN ROAD			Owners	ship: Private
Address:	109 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 109 Llewellyn Road was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay French Eclectic house incorporates a Cape Cod form and faces north onto Llewellyn Road. The house is covered by a steeply pitched side gable roof. The roof system is covered with slate and broken by segmental arched dormers and a brick chimney centered in the west gable. A s 1.5 story gabled ell is appended to the east elevation; a pedimented gable distinguishes the front elevation of the 1.5 story west ell which rises to a side gable roof and which house a three car garage.

Symmetrically composed exterior elevations are clad in running bond brick. Brick quoins articulate building corners. The exterior brick walls are treated with whitewash to convey a rustic appearance. Window openings consist of 8/8 double hung vinyl sash. The house rests upon a brick foundation. The recessed paneled main entrance door is framed by sidelights and set within a molded surround; a wrought iron lantern is centrally placed above the entrance. Mature shrubs set behind a brick wall substantially screens the residence from Llewellyn Road. The overall arrangement and detail of the front elevation is the house's character-defining feature.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both historic and present.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact) -2030055375	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

GIS Tax Parcel D	ata			2019		
il: 0713-825						
(checked	l=Yes)					
LY:						
0	Building	0	Bridge			
0	Structure	0	Landscape			
0	Object	0	Industry			
state Area Histo	ric District					
Ion-Contributing						
ical Site/Deposi	ts?					
sitas If Vas play	ase describe briefly)					
	(checked LY: 0 0 0 2 state Area Histo Ion-Contributing cal Site/Deposi	(checked=Yes) LY: 0 Building 0 Structure 0 Object state Area Historic District lon-Contributing cal Site/Deposits?	(checked=Yes) LY: 0 Building 0 0 Structure 0 0 Object 0 State Area Historic District Ion-Contributing cal Site/Deposits? □	(checked=Yes) LY: 0 Building 0 Bridge 0 Structure 0 Object 0 Industry State Area Historic District Ion-Contributing cal Site/Deposits? □	Checked=Yes) LY: 0 Building 0 Bridge 0 Structure 0 Object 0 Industry State Area Historic District Ion-Contributing cal Site/Deposits? □	Checked=Yes) LY: 0 Building 0 Bridge 0 Structure 0 Object 0 Industry State Area Historic District Ion-Contributing cal Site/Deposits?

Date form completed: 6/25/2020

Survey Name:	Estate Potential Historic Resource Area
Surveyor:	Scott Wieczorek
Organization:	E2 Project Management

New Jersey Department of Environmental Protection Historic Preservation Office 1418838898 PROPERTY REPORT Property ID: Ownership: Private Property Name: **112 LLEWELLYN ROAD** 112 LLEWELLYN ROAD RD **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S): USGS Quad:** County: Municipality: Local Place Name: Block: Lot: ESSEX Montclair township Orange 1207 12 **Property Photo:**



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 112 Llewellyn Road was constructed ca. 1959 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house incorporates a center hall plan and faces south onto Llewellyn Road. The house is covered by an asphalt shingled side gable roof. The roof system is broken by a chimney centered in the east gable.

Exterior elevations are clad in running bond brick and asbestos siding. Window openings consist of 6/6 double-hung vinyl sash. The front elevation is symmetrically arranged and displays a Garrison overhang; a denticulated cornice carries across the street elevation. The house rests upon a brick foundation. The paneled main entrance door is framed by a mid-20th century interpretation of traditional sidelights.

This house occupies a substantial landscaped lot at the northeast intersection of Llewellyn Road and Clinton Avenue and is the western half of the property formerly identified as 110 Llewellyn Road on which a no longer extent Classical Revival mansion was constructed in 1900.

A 2 car garage is attached to and set perpendicular to the dwelling. Exterior elevations are clad in asbestos siding and rise 1.5 stories to a gable roof. Paired gable dormers emerge on the street elevation. The garage is accessed from a paved driveway which opens onto Clinton Avenue.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1418838898

 Registration
 National Historic Landmark?:
 Image: Constraint of the state o

- Eligibility Worksheet included in present survey?
- ☐ Is this Property an identifiable farm or former farm?

Site Map:

Location	Map:
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1201/16	1201	111	1200	
1201/15	1201/10	1207/1	Warren	PI
1201/14 1201	201/11	1/2021	1207/2	21-
1201/1	3			1207/1
156	Lia	12071	1207/10	6
02/2 1102/55 02/54	B	ellyn-Re	2	1207/9
1102/2 1 102/54	1102/53	de-p		
	14	Vayside-PI	103/5	1/E01
0	02/52	270	540	7 / 3
Survey Pro		1	Parcels	et
Roads	percies z		Municipali	line

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information 0713_1207_12	:						
More Research Need	ed? (checked	=Yes)					
INTENSIVE-LEVEL US	E ONLY:						
Attachments Inclu	ded: 0 0	Building Structure Object	0 0 0	Bridge Landscape Industry			
Historic District ?		05,000	0	maabay			
District Nam	e: Estate Area Histo	ric District					
Statu	s: Non-Contributing						
	eological Site/Deposi ential sites. If Yes, plea						
Conversion Problem?	Conversion	Note: 422281					
Date form completed:	6/25/2020						
Survey Name:	Estate Potential Histo	oric Resource Area				Property ID:	Page 2
Surveyor:	Scott Wieczorek			(Primar	y Contact)	1418838898	
Organization:	E2 Project Managem	ent					

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	2134303882
Property Name:	115 LLEWELLYN ROAD			Owners	hip: Private
Address:	115 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	52

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 115 Llewellyn Road was constructed ca. 1865 and occupies an approximately three-quarter acre property located at the southwest intersection of Llewellyn Road and Wayside Place; the front elevation is oriented towards Wayside Place. The present exterior appearance reflects Queen Anne and other turn of the 20th century stylistic expressions and is largely the result of a substantial early 20th century remodeling. The roof is asphalt covered, combines elements of front gable, hip, and pyramid roof forms and displays an extended overhang with underside rafters and gable-end brackets. Roofline gables, shed dormers, and an interior brick chimney break the roofline. The multi-gabled roofline is the house's character defining feature.

Exterior elevations are stucco-faced. Window openings consist primarily of 1/1 double-hung sash. The house incorporates rectangularshaped windows of varying size in individual, paired, and tripartite groupings. The house rests upon a brick foundation. A flat-roof porch with square posts carries across the front elevation and continues down the north elevation incorporating a port-cochere whose entrance is distinguished by a pedimented gable; a rectangular wood balustrade carries between the porch piers. The main entrance door is set within a classically inspired surround and is framed by sidelights and a transom.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both historic and present.

Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: 2134303882

 Registration and Status Dates:
 National Historic Landmark?:
 Image: Construction of Construction o

Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Is this Property an identifiable farm or former farm?

Site Map:

	Address: Surv	ev ID: 21	3430388		
1201/1	4 1201/1	Clinton Ave	1207/1	1207/2	1207/4
1102/156	E	velly	21/207,112	1207/10	1207/9 1.
1102/2	1102/55 1102/54	V105/12	11		21
1102/3	110	102/51 NON-	1 de-b	103/5	0/2
1102/4	1102/3 1102/49 1102/48		1103,	13	1103/2
-	0	270		540 Feet	
	urvey Prope	rties 2020	1000	rcels	1
R	oads		L Mu	nicipalities	N

BIBLIOGRAPHY:

Location Map:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information 0713_1102_52 SURVEY: ESS GB 93 v					
More Research Need	ed? (checked=Yes)				
	aded: 0 Building 0 Structure 0 Object ? ✓ ne: Estate Area Historic District	0 Bridge 0 Landscape 0 Industry			
Conversion Problem? Date form completed:	ConversionNote: 422289 6/25/2020				
-	Estate Potential Historic Resource Area Scott Wieczorek E2 Project Management	(Prima	ry Contact)	Property ID: 2134303882	Page 2

PROPERTY REPORT

				1 2		
Property Name:	117 LLEWELLYN ROAD			Owners	ship: Private	
Address:	117 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	53	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 117 Llewellyn Road was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Colonial Revival house incorporates a center hall form and faces north onto Llewellyn Road. The house is covered by a high hip roof. The roof system is covered with asphalt shingles and broken by an interior chimney, a vent pipe, and hipped roof dormers emerging from each side elevation. The roofline displays a pronounced overhang, the underside of which incorporate a dentiled frieze and modillion block cornice. Stucco piers frame the one-story ells which emerge from the main block and rise to a shallow hip roof.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist of 6/1 double-hung vinyl sash. The house rests upon a brick foundation. The main entrance, centered on the façade, is the house's character-defining feature. Single-pane rectangular sidelights flank the single leaf paneled entrance door. The slightly recessed entrance is framed by unornamented pilasters. The entablature incorporates a dentiled frieze and rises to a broken segmental arched tympanum ornamented with dentil trim and an oversized ball and post.

A wrought iron gate set between painted brick posts distinguishes the concrete walkway which leads from Llewellyn Road to the main entrance which is delimited by mature shrubs. A flagstone walkway extends the width of the main block.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -1636161469

 Organization:
 E2 Project Management
 -1636161469
 -1636161469

Page 1

-1636161469

Property ID:

 Registration
 National Historic Landmark?:
 Image: Constraint of the second second

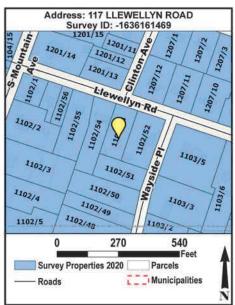
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data				2019		
Additional Information:							
0713_1102_53							
More Research Needeo	? (checked=Ye	es)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0 Bui	iilding	0	Bridge			
	0 Str	ructure	0	Landscape			
	0 Ob	oject	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area Historic D	District					
Status	Contributing						
	logical Site/Deposits? tial sites. If Yes, please o	describe briefly)					
Conversion Problem? Date form completed:	ConversionNot	te: 422290					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	-1636161469	
Organization:	E2 Project Management			

2

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1654307384
Property Name:	119 LLEWELLYN ROAD			Owners	hip: Private
Address:	119 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	54

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1654307384

Description:

This single-family dwelling at 119 Llewellyn Road was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall form and faces north onto Llewellyn Road. The house is covered by a side gable roof which displays flush gable ends. The roof system is covered with slate and broken by an exterior brick chimney centered at the east gable and a rear shed dormer. One-story ells which flank the main block are substantially screened from Llewellyn Road by deciduous trees.

Exterior elevations are clad in Flemish bond brick. Window openings consist of 6/6 double-hung vinyl sash and front elevation windows are framed by louvered shutters. The facade is symmetrically composed while a dentiled frieze carries across the elevation. Shrubs and plantings frame and substantially screen the front elevation's first story.

The Federal style main entrance is centered on the façade and is the house's character-defining feature. Creating a formal approach, boxwood lines the flagstone walkway from Llewellyn Road to the main entrance. This symmetrically arranged entranceway is designed to reflect the overall symmetry expressed in the design and setting of the house. The single leaf paneled entrance door is framed by sidelights set above a recessed panel and set beneath fanlight within a correspondingly-shaped reliving arch.

West of the dwelling, stone pavers border the asphalt driveway leading to a two-car garage which is located near the rear of the property. Possibly contemporary with the dwelling, the 1 story garage displays wooden garage bay doors and rises to a steeply pitched side gable roof which is covered in multi-hued slate.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Settina:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1654307384	
Organization:	E2 Project Management			

delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

historic and present.					
Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: ksheet included in present survey?		SHPO O Local Desig Other Desig ther Designatio rty an identifiah	nation: nation:	rm?
Location Map:	S.Mount 1102/53 1102/53 02/53 02/53	103/5 3/3	ар:		
BIBLIOGRAPHY: Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montcla			2019	111 O Accession #.	
Additional Informat					
More Research Ne	eded? (checked=Yes)				
Associated Ar	cluded: 0 Building 0 Structure 0 Object ct ?	0 Bridge 0 Lands 0 Indust	cape		
Conversion Problem Date form complete					
Survey Nam	e: Estate Potential Historic Resource Area	a		Property ID:	Page 2

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

PROPER	TY REPORT			Property ID: 830403625		
Property Name:	127 LLEWELLYN ROAD			Ownership: Private		
Address:	127 LLEWELLYN ROAD RD		Apartment #:	ZIP: 07042		
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:		
ESSEX	Montclair township		Orange	1102 55		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 127 Llewellyn Road was constructed ca. 1920 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house utilizes a center hall form and incorporates elements from the Colonial Revival and Craftsman styles. The house is set back from and faces north towards Llewellyn Road. Aluminum-clad exterior elevations rise to an asphalt-covered side-gable roof. The roof system is broken by a shed dormer centered over the front elevation, a rear elevation shed dormer, and a stuccoed chimney in the east gable.

Window openings consist of double-hung vinyl sash in single, double, and tripled groupings. The house rests upon a brick foundation. Framed by brick pavers, a multi-hued flagstone walkway gently curves from the sidewalk to the Craftsman-inspired main entrance, the house's character-defining feature, which displays a shed-roofed shelter supported by squat posts and fluted pilasters. The paneled entrance door incorporates diminutive square window openings and is flanked by similarly detailed sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Organization: E2 Project Management

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence-both historic and present.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:			
Survey Name	: Estate Potential Historic Resource Area		Property ID:		
Surveyo	: Joseph Schuchman	(Primary Contact)	830403625		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	s: 127 LLEWEI urvey ID: 8304	LLYN ROAD 03625
104/15	1201/15	1201/10 00 10 1201/11 00 1201/11 00
104/14 MA	Liew	Ellyn Rd
104/14 00 1102 104/13 00 1102 1004/13 1102	120	152
5 110	2/3	1102/51 II 103/5
1102/4 1102/5	1102/48	102/50 X 1103/3
0	270	540 Feet
Survey Pro	perties 2020	Parcels
Roads	12	- Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1102_55							
More Research Needed	d? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: () Building	0	Bridge			
	() Structure	0	Landscape			
	() Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area His	toric District					
Status	: Contributing						
Associated Archec (known or poter	ological Site/Depo ntial sites. If Yes, pl		briefly)				
Conversion Problem?	Conversi	onNote: 42	22292				

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 830403625

New Jersey Depa Historic Preserva	irtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-1074937546
Property Name: Address:	129 LLEWELLYN ROAD 129 LLEWELLYN ROAD RD	Apartment #:			ship: Private ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	56

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 129 Llewellyn Road was constructed ca. 1923 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Georgian Colonial Revival house utilizes a 2/3 form and faces north onto Llewellyn Road. The house is covered by a side-gable roof which extends west over the 2 story gable ell. The roof system is covered with asphalt shingles, displays a pronounced overhang, and is broken by an interior brick chimney in the west gable and a rear shed dormer.

Exterior elevations are clad in aluminum siding. Window openings consist of 6/1 double-hung vinyl sash. On the street elevation, first story windows appear in paired groupings; the second floor utilizes individual windows. The house rests upon a brick foundation. The 6-panel main entrance door is covered by the house's most distinctive feature, a hip roofed shelter displaying oversized brackets; this entrance shelter is an extension and continuation of the pent roof which encircles the first story's 's front and side elevations.

A recently constructed cast block walkway provides a gently curved path from the sidewalk and driveway, the juncture point fronting on the flagstone covered brick entrances stairs.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1074937546

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 Dates:
 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:

Address: 129 LLEWELLYN ROAD Survey ID: -1074937546 1201/9 1201/15 1201/10 104/15 1207/1 44 1201/11 1201/14 1201/12 5 Clint 1201/13 1207/12 S-Mountain-Ave 104/14 Liewellyn-Rd 1102/1 104/13 1102/55 1102/53 1102/2 1102/54 104/12 1102/52 104/11 1102/3 1102/51 Way 104/10 1102/50 1102/4 1102/49 103/ 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_1102_56						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422293					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1074937546	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	131 LLEWELLYN ROAD			Owners	ship: Private	
Address:	131 LLEWELLYN ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	CATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	57	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

400652927

Page 1

Property ID:

Description:

This single-family dwelling at 131 Llewellyn Road was constructed ca. 1923 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall plan and faces north onto Llewellyn Road. The house is covered by a side gable roof with a pronounced overhang; the roofline cornice returns on the gable. The roof system is covered with asphalt shingles and broken by shed dormers on the front and rear elevations and an interior brick chimney.

Exterior elevations are clad in wood clapboards. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a brick foundation. A pent roof, the dwelling's character-defining feature, carries across the front elevation incorporating the pedimented Tuscancolumned entrance shelter and continues down each side elevation. The entrance shelter delineates the paneled main entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially called Montrose Avenue, this road formed the northern boundary of the original landscape design for Llewellyn Park. Though largely undeveloped during Haskell's ownership, the road's new name pays homage to its namesake. Lined on both the north and south sides by handsome homes of late-nineteenth to early-twentieth century design, houses are largely buffered from the street by ample yards delineated by bluestone sidewalks. The well-cropped lawns and maintained decorative plantings underscore the area's affluence—both historic and present.

Registration	National Historic Landmark?:		
and Status	National Register:	SHPO Opinion:	
Dates:	New Jersey Register:	Local Designation:	
	Determination of Eligibility:	Other Designation:	
	Certification of Eligibility:	Other Designation Date:	
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	

Survey Name:	Estate Potential Historic Resource Area		Property ID:	_
Surveyor:	Scott Wieczorek	(Primary Contact)	400652927	
Organization:	E2 Project Management			

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 131 LLEWELLYN ROAD Survey ID: 400652927 1201/9 1201/15 1201/10 104/15 1201/11 1201/14 1201/12 0 1201/13 1207/12 -Mountain-Ave 104/14 à Liewellyn-Rd 1102/1 104/13 1102/55 1102/53 1102/2 1102/54 104/12 é 104/11 1102/3 1102/51 104/10 1102/50 1102/4 0 270 540 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data				2019		
Additional Information: 0713_1102_57								
More Research Needed? (checked=Yes)								
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building	(0	Bridge			
	0	Structure	(0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Hist	oric District						
Status:	Contributing							
	Associated Archeological Site/Deposits?							
Conversion Problem?	Conversio	onNote: 4	22294					

Date form completed:

6/25/2020

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	570205421
Property Name:	60 LLOYD ROAD			Owners	hip: Private
Address:	60 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	302	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 60 Lloyd Road was constructed ca. 1910 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto Lloyd Road. Incorporating a center hall plan, the house is covered by a side-gable roof with paired front and rear gable parapets. The roof system is covered with asphalt shingles and broken by a parapet gabled dormer on the front and rear elevations and an interior chimney. A stucco-faced exterior chimney is centered in the south gable.

Exterior elevations are clad in stucco. Window openings consist of casement and fixed pane windows believed to be recent replacements. The house rests upon a brick foundation. A 2-story entrance pavilion is centered on the façade and rises to a crenelated roofline. Arched front and side openings provide access to the main entrance. The single leaf main entrance door displays paired lancet-arched windows and is set within a molded arched opening. Paired lancet-arched windows flank the main entrance. Two-story bays flanking the entrance pavilion display a crenelated roofline and parapet gable. A low-scale crenelated wall separates the entrance drive from the landscaped front yard. A random ashlar wall defines the Lloyd Road property line. The roofline crenelation and parapet are the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

(Primary Contact)

Property ID: 570205421

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 60 LLOYD ROAD Survey ID: 570205421 304/5 302/14 402/5 304/4 302/13 304/3 302/12 40217 304/2 Loyd-Rd-36 304/27 111 304/1 Hoburg F 302/10 402/10 302/9 302/1 502 302/8 303/12 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713_302_11 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY:

0 Building 0 Bridge Attachments Included: 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422388

Date form completed:

6/25/2020

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	468984296
Property Name:	61 LLOYD ROAD			Owners	hip: Private
Address:	61 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Lloyd Road and Hoburg Place, the single-family frame dwelling at 61 Lloyd Road was constructed ca. 1890 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house blends elements of both the Queen Anne and Dutch Colonial Revival styles. The house faces west onto Lloyd Road and the property is accessible from a castblock driveway on Hoburg Place. The house is covered by a steeply-pitched asphalt-shingled cross-gambrel roof, the house's characterdefining feature. The roof system is broken by a pedimented front-gable dormer and two interior brick chimneys.

Exterior elevations are clad in rectangular cut wood shingles. Window openings include 6/1 double-hung wood windows and several 1/1 aluminum replacement windows. The single leaf paneled main entrance door is set within a porch at the front elevation which incorporates Tuscan columns, wood shingle piers, and a rectangular balustrade; the flat porch roof displays a rectangular balustrade set between woodshingled and plain posts. A swan's neck pediment ornaments the upper story window opening. On the Hoburg Place elevation, a flat roof porch with Tuscan columns and a rectangular balustrade carries across the elevation. A diaper pattern wood-shingle ornamentation is set between second story openings on the dwelling's north (Hoburg Place) and south elevations. A denticulated cornice carries across each porch.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 468984296 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Address: 61 LLOYD ROAD Survey ID: 468984296

Location Map:

Site Map:

302/13 304/3 302/12 304/2 302/11 304/2 304/1 R 304/22 Cresty Lloyd-302/10 loburg-l 302/9 303/10 303/11 30316 302/8 303/5 303/12 302/7.01 303/4 303/13 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 303 8 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422391 Date form completed: 6/25/2020

PROPER	TY REPORT			Property ID: -1252763620
Property Name:	68 LLOYD ROAD			Ownership: Private
Address:	68 LLOYD ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	302 10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 68 Lloyd Road was constructed ca. 1903 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house leans more toward English Cottage-style in its appearance and is oriented to the north; its east side elevation faces onto Lloyd Road. The house is covered by an asphalt shingle gable-front roof. The roof system is broken on the street elevation by wood-shingled gable-front dormers and an exterior chimney displaying clinker brickwork and paved shoulders.

Exterior elevations are clad in rectangular cut wood shingles, the house's character-defining feature and display a garrisoned second story. Window openings consist of 6/1 double-hung sash and casement windows. The house rests upon a brick foundation. A low hip roof porch with Tuscan columns and a rectangular balustrade carries across the front elevation sheltering the single leaf paneled main entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:
 Image: Constraint of Constraints

 and Status
 National Register:
 New Jersey Register:

 Dates:
 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -1252763620

 Organization:
 E2 Project Management
 -1252763620
 -1252763620

Location Map:

Address: 68 LLOYD ROAD Survey ID: -1252763620 405/6 304/4 302/13 402/5 304/3 302/12 402/7 Lloyd-Rd-304/2 302/11 304/1 304/3 Hoburg-Pi 30/10 303/8 302/9 402/10 303/9 303/6 302/1 302/8 303/12 303/5 302/7.01 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_302_10							
More Research Needed?	(checked	=Yes)					
INTENSIVE-LEVEL USE O	NLY:						
Attachments Included	l: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeological Site/Deposits?							

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1252763620 Page 2

Site Map:

PROPER	TY REPORT			Property ID: -1572328345
Property Name: Address:	72 LLOYD ROAD 72 LLOYD ROAD RD		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	302 9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 72 Lloyd Road was constructed ca. 1910 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house employs a center hall plan and faces east onto Lloyd Road. The house is covered by an asphalt-shingled side-gable roof. The roof system is broken by gabled front and rear dormers, an interior chimney which cuts through the ridge line, and a flue.

Exterior elevations are clad in aluminum siding. A triglyph ornamented frieze carries across the front elevation. Window openings consist of 6/6 double-hung vinyl sash framed on the front elevation by paneled shutters. The house rests upon a brick foundation. The main entrance, the house's character-defining feature, is centered on the façade. The gabled entrance shelter incorporates traditional features, most prominently-unadorned wood posts, a denticulated cornice, and a broken pediment. The single leaf paneled entrance door is framed by sidelights and set beneath a fanlight.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status Dates:	National Register:	
	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1572328345	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	ess: 72 LLOYD vey ID: -15723		
40217	302,	302/13	304/3 304/2
	302/11 302/10	Lloyd-Rd	oburg
402/10 302/1	302/8	11EDE 9/EDE	6/EDE 2
	302/7.01	303/5 303/4 303/ 540	21/EOE
	()	Feet	
Survey Prop	CONTRACTOR AND	Parcels Municipalitie	s

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	ata			2019		
Additional Information: 0713_302_9								
More Research Needed	d? (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	isto	ric District					
Status	Contributing							
Associated Archeo (known or poter	•		ts?					
Conversion Problem?	Conver	sio	nNote: 422386					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1572328345

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	1389701347
Property Name: Address:	75 LLOYD ROAD 75 LLOYD ROAD RD		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 75 Lloyd Road was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Center Hall Spanish Colonial Revival house faces west onto Lloyd Road. The house is covered by a side gable roof with a pronounced overhang, exposed rafters, and bracketed gable ends. The roof system is covered with Spanish tile, the house's character-defining feature, and is broken by diminutive shed dormers set on the ridge line and by an interior brick chimneys.

Exterior elevations are clad in stucco. Window openings are randomly arranged and consist of 1/1 double-hung sash. The house rests upon a brick foundation. The paneled main entrance door is framed by multi-light sidelights and set within a columned flat-roofed entrance shelter which forms the base of a corresponding second story balcony.

This property has not been previously surveyed. The building is in good condition with a High degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1389701347	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 75 LLOYD ROAD Survey ID: 1389701347 304/27 302/11 304/26 402/ 304/1 302/10 loburg-P 303/8 302/9 303/9 303/10 303/11 302/1 302/8 200 PA 303, 303/4 303/12 303/5 10.7/205 303/3 303/13 302/4 0 270 540 Feet Survey Properties 2020 Parcels -L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_303_6							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1389701347

PROPER	TY REPORT			Property ID:	1613239230
Property Name:	78 LLOYD ROAD			Ownersh	ip: Private
Address:	78 LLOYD ROAD RD		Apartment #:	Z	P: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	302	8

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This finely detailed single-family dwelling at 78 Lloyd Road was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house utilizes a center hall form and faces east onto Lloyd Road. The house is covered by a side gable slate roof broken by front and side elevation gables, gable-roofed dormers, and by interior brick chimneys which rise to a corbeled cap and clay flues.

Exterior elevations are clad in common bond brick, stucco, and half-timbering. The roofline and entrance porch gables, the house's character-defining feature, are faced with stucco and half timbering and display decoratively-trimmed bargeboard. Window openings consist of diamond-paned casement and fixed openings. The house rests upon a brick foundation. The main entrance is recessed within the gable roofed entrance porch and features a single leaf paneled door. The house is set atop a pronounced rise. Mature vegetation substantially screen's the front elevation's first story.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1613239230	
Organization:	E2 Project Management			

Certification of Eligibility:

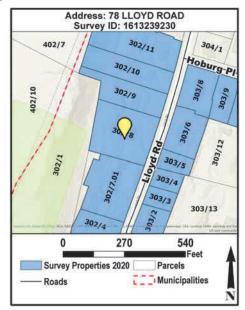
✓ Eligibility Worksheet included in present survey?

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	Historic Resources of Montclair Multiple Resource Area					
Township of Montclair	GIS Tax Parcel	GIS Tax Parcel Data					
Township of Montclair	GIS Tax Parcel	GIS Tax Parcel Data			2019		
Additional Information: 0713_302_8							
More Research Needed?	checke	ed=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 1	Building	0	Bridge			
	C	Structure	0	Landscape			
	C	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hist	oric District					
District Name.							
Status:	Key Contributing]					

Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1613239230

BUILDING ATTACHMENT

Property ID:	1613239230
Element ID:	-2142994923

Common Name:	78 Lloyd Road			
Historic Name:	78 Lloyd Road			
Present Use:	Residential, perr	manent		
Historic Use:	Residential, perr	nanent		
ConstructionDa	te: 1912	Source: Borough o	f Montclair Tax Records	
Constructio Start Da		Construction 191 End Date:	2	
Style:	Tudor Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Common Bond	Bays:	4

Exterior Description:

This finely detailed single-family dwelling at 78 Lloyd Road was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house utilizes a center hall form and faces east onto Lloyd Road. The house is covered by a side gable slate roof broken by front and side elevation gables, gable-roofed dormers, and by interior brick chimneys which rise to a corbeled cap and clay flues.

Exterior elevations are clad in common bond brick, stucco, and half-timbering. The roofline and entrance porch gables, the house's character-defining feature, are faced with stucco and half timbering and display decoratively-trimmed bargeboard. Window openings consist of diamond-paned casement and fixed openings. The house rests upon a brick foundation. The main entrance is recessed within the gable roofed entrance porch and features a single leaf paneled door. The house is set atop a pronounced rise. Mature vegetation substantially screen's the front elevation's first story.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

2

Property ID	1613239230

History:

Constructed in 1912.

Statement of Significance:

Building is a significant example of the Dutch Colonial Revival style with characteristic features such as a symmetrical façade, shingled siding, gambrel roof, simple cornice and columned main entry surround with fan light.

Eligibility for New Jersey and National Registers:	●Yes ○I	No National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 104 Lot 13

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1613239230	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID: 1339419562
Property Name:	79 LLOYD ROAD			Ownership: Private
Address:	79 LLOYD ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	303 5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 79 Lloyd Road was constructed ca. 1902 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Craftsman house features a Four-Square plan and faces west onto Lloyd Road. The house is covered by a hipped roof with flared corners and a pronounced overhang. The roof system is covered with asphalt shingles and broken at the north elevation by a hip roof dormer; the front elevation dormer incorporates hip and shed roofs.

Exterior elevations are simply detailed, clad in stucco, and display 6/6 double-hung vinyl windows. The house rests upon a brick foundation. The single leaf, paneled entrance door is flanked by diminutive leaded glass sidelights and set within a molded frame. Underside brackets support second-story stucco-covered window boxes. The overall house form is the site's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	1339419562	
Organization:	E2 Project Management			

Location Map:

Address: 79 LLOYD ROAD Survey ID: 1339419562 Hoburg-Pl-302/10 303/8 302/9 11/202 30316 302/8 302/1 Floyd-Rd 303/12 302/7.01 303/3 303/2 303/13 302/4 303/1 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_303_5							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1339419562

Page 2

Site Map:

New Jersey Department of Environmental Protection Historic Preservation Office -1894282896 PROPERTY REPORT Property ID: Ownership: Private Property Name: 80 Lloyd Road 80 LLOYD ROAD RD **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S): USGS Quad:** County: Municipality: Local Place Name: Block: Lot: ESSEX Montclair township Orange 302 7.01

Property Photo:



Old HSI Number:

NRIS Number: 86003003

HABS/HAER Number:

Description:

This single-family dwelling at 80 Lloyd Road was constructed ca. 1914 and is located within the proposed boundary of the Estate Area Historic District. Designed by architects Davis, McGrath & Kiessling, the 2.5 story 3 bay Spanish Colonial Revival house incorporates a center hall plan and faces east onto Lloyd Road. The house is covered by a Spanish Tile hipped roof, the house's character-defining feature, which is broken on the side and rear elevations by stucco-faced chimneys.

Exterior elevations are clad in stucco. Owing to the existing topography, the front elevation's first story is largely hidden from public view. Window openings consist of vinyl casements. The house rests upon a brick foundation. The exterior arrangement of the ground and Piano Nobile (principal) elevations draws its inspiration from the Italian renaissance. The centrally-placed main entrance is flanked by square windows with exterior grills; quoins ornament the ground elevation's corners. The deeply-recessed main entrance displays a double leaf entrance door framed by a molded surround; the entrance surround is flanked by quoins and set beneath a molded cornice. Triple multilight French doors with arched transoms and dividing Tuscan columns are centered in the raised first story. Balconies front the larger front elevation windows; smaller windows display window boxes.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in September, 1986 and in the National Register of Historic Places in July 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1894282896

Registration and Status National Historic Landmark?: National Register: 7/1/1988 New Jersey Register: 9/29/1986 Determination of Eligibility: Certification of Eligibility:

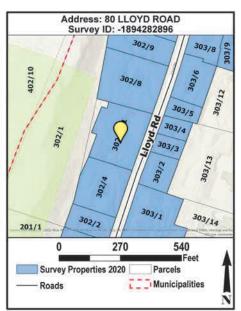
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

Organization: E2 Project Management

Location Map:

Dates:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of	of Montclair Multiple Res	sour	ce Area	1986		
Township of Montclair	GIS Tax Parcel Data	a			2019		
Additional Information: 0713_302_7.01 SURVEY: ESS GB 93 v4	; HSI: 0713-857						
More Research Neede	d? (checked=Y	′es)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	0 S	uilding tructure bject	0 0 0	Bridge Landscape			
Historic District ?		bject	0	Industry			
District Name	: Estate Area Historic	District					
Status	: Key Contributing						
	blogical Site/Deposits? htial sites. If Yes, please						
Conversion Problem?	ConversionNo	ote: 1846					
Date form completed:	6/25/2020						
2	Estate Potential Historic	c Resource Area				Property ID: -1894282896	Page
Surveyor:	Joseph Schuchman			(Primar	y Contact)	-1094202896	

☐ Is this Property an identifiable farm or former farm?

Site Map:

BUILDING ATTACHMENT

Property ID:	-1894282896
Element ID:	-144284572

Common Name:	80 Lloyd Road			
Historic Name:	80 Lloyd Road			
Present Use:	Residential, perr	nanent		
Historic Use:	Residential, perr	nanent		
ConstructionDa	te: 1914	Source: Borou	igh of Montclair Tax Records	
Constructio Start Da		Construction End Date:	1914	
Style:	Spanish Colonia	l Revival	Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Type:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Tile, Spanish	Stories:	2.5
Exterior Fi	nish Materials:	Stucco	Bays:	3

Exterior Description:

This single-family dwelling at 80 Lloyd Road was constructed ca. 1914 and is located within the proposed boundary of the Estate Area Historic District. Designed by architects Davis, McGrath & Kiessling, the 2.5 story 3 bay Spanish Colonial Revival house incorporates a center hall plan and faces east onto Lloyd Road. The house is covered by a Spanish Tile hipped roof, the house's character-defining feature, which is broken on the side and rear elevations by stucco-faced chimneys.

Exterior elevations are clad in stucco. Owing to the existing topography, the front elevation's first story is largely hidden from public view. Window openings consist of vinyl casements. The house rests upon a brick foundation. The exterior arrangement of the ground and Piano Nobile (principal) elevations draws its inspiration from the Italian renaissance. The centrally-placed main entrance is flanked by square windows with exterior grills; quoins ornament the ground elevation's corners. The deeply-recessed main entrance displays a double leaf entrance door framed by a molded surround; the entrance surround is flanked by quoins and set beneath a molded cornice. Triple multi-light French doors with arched transoms and dividing Tuscan columns are centered in the raised first story. Balconies front the larger front elevation windows; smaller windows display window boxes.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in September, 1986 and in the National Register of Historic Places in July 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:	
Architect	Davis, McGrath & Kiesling		
Date form completed:	4/27/2021		

ELIGIBILITY WORKSHEET - Properties

Property ID -1894282896

History:

Designed by architects Davis, McGrath & Kiessling and constructed in 1914.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The nationally known architects who designed in Montclair greatly enhanced the quality of the local architecture. Buildings by such important designers as Carrere & Hastings, Alexander Jackson Davis, Bertram Goodhue, and McKim, Mead & White are still extant [sic in 1982] within the township. Besides residences, those noted architects designed a number of commercial and public buildings and several important churches."

Eligibility for New Jersey and National Registers:	●Yes ◯No	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Spanish Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 302 Lot 7.01

Date Form Completed: 5/18/2021

246944683 PROPERTY REPORT Property ID: 83 LLOYD ROAD Ownership: Private Property Name: 83 LLOYD ROAD RD ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot: ESSEX Montclair township Orange 303 4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 83 Lloyd Road was constructed ca. 1910 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay gable-ell plan, Colonial Revival house faces west onto Lloyd Road. The house is covered by a cross-gable roof with front gable. The roof system is covered with slate and broken by a brick chimney.

Exterior elevations are clad in running bond brick and wood clapboard. Window openings consist primarily of 6/1 double-hung sash. Front elevation, first story openings display 9/1 and 18/1 double-hung sash. The house rests upon a brick foundation. The main entrance displays a single leaf strap and paneled entrance door. At the south elevation, an enclosed porch features leaded glass windows set below transom lights. The steeply pitched façade gable is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	246944683	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 83 LLOYD ROAD Survey ID: 246944683 302/10// @ 303/9 303/10 302/9 11/EOE 302/8 302/1 303/12 -Lioyd-Rd-303/5 302/7.01 303/3 303/2 303/13 302/4 303/1 303/14 302/2 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel E	ata				2019		
Additional Information: 0713_303_4								
More Research Needed	? (checked	l=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Histo	oric District						
Status:	Contributing							
Associated Archeo (known or poten	logical Site/Depos tial sites. If Yes, ple		briefly)					

(Primary Contact)

Property ID: 246944683

PROPER	TY REPORT			Property ID:	-483998062
Property Name: Address:	87 LLOYD ROAD 87 LLOYD ROAD RD		Apartment #:	Ownershi Zl	p: Private P: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1

Description:

This single-family dwelling at 87 Lloyd Road was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 2 bay Center Hall Tudor Revival house faces west onto Lloyd Road. The house is covered by a side gable roof with 1.5 story gabled ells emerging at each side elevation. The roof system is covered with wood shingles and broken by a stacked projecting gable-front bay and a brick chimney centered in the south gable.

Exterior elevations are clad in running bond brick and aluminum siding; the larger of the two façade gables is faced in stucco and halftimbering and emerges as the house's most character-defining feature. Window openings incorporate 6/1 double-hung sash and casement windows. The house rests upon a brick foundation. The main entrance is set within a molded and pedimented limestone surround and features a single leaf, strapped and paneled entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Op Local Design Other Design Other Designation	ation: ation:	
Survey Name	: Estate Potential Historic Resource Area		Property ID:	Page
Surveyor	: Joseph Schuchman	(Primary Contact)	-483998062	
Organization	: E2 Project Management			

Site Map:

Location Map:

Address: 87 LLOYD ROAD Survey ID: -483998062 302/9 303/8 01/201 03/6 303/11 303/6 302/8 303/12 303/5 302/1 302/7.01 Lloyd-Rd-303 303/2 303/13 302/4 1/202 302/2 303/14 201/11 303/15 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Pata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
NTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -483998062

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	392455285
Property Name: Address:	91 LLOYD ROAD 91 LLOYD ROAD RD		Apartment #:	Owners	hip: Private ZIP: 07042
PROPERTY LOC			·		
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 91 Lloyd Road was constructed ca. 1919 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house utilizes a center hall plan and faces west onto Lloyd Road. The house is covered by a side gable roof with a modillion block cornice. The roof system is covered with asphalt shingles and broken by rear elevation shed roof dormers and an ashlar faced interior brick chimney. Two and a half story gable ells, each a single bay in width, flank and slightly project from the main block.

Exterior elevations are clad in wood clapboard. Window openings consist of 6/6 double-hung sash fronted by vinyl storm and screen windows and framed by paneled and louvered shutters. Corner pilasters display a recessed molded panel and molded cap. The house rests upon a brick foundation. The roofline cornice returns on the gable; a fanlight is centered in each gable end. The entrance portico, the house's most distinctive feature, is centered on the façade and displays a modillion block ornamented segmental arched tympanum supported by Tuscan columns and pilasters rising to a full entablature. The single leaf paneled entrance door is set within a molded surround with a keystone at its apex.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

(Primary Contact)

Property ID: 392455285

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 91 LLOYD ROAD Survey ID: 392455285 30316 302/8 303/12 303/5 302/7.01 303/4 302/1 Lloyd-Rd-303/3 303/13 302/4 302/2 303/14 303/1 201/1 201/11 303/15 303/16 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 303 2 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

6/25/2020

Conversion Problem? ConversionNote:

Date form completed:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 392455285

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

422378

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1623777967
Property Name:	92 LLOYD ROAD			Owners	hip: Private
Address:	92 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	302	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 92 Lloyd Road was constructed ca. 1969 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 2 bay Post Modern house incorporates a center hall form and faces east onto Lloyd Road. The house is covered by a flat roof and broken by a centrally-placed skylight, interior chimney, and vent pipe.

Exterior elevations are clad in running bond brick. A simply executed molded cornice carries across the front and side elevations, above which rises a brick parapet wall. Window openings consist primarily of fixed plate-glass windows. The house rests upon a parged concrete block foundation. Coursed ashlar facing distinguishes the entrance bay; the double leaf main entrance is set beneath a transom. The simplicity of the exterior elevations is the house's most character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** Page 1 1623777967 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Site Map:

Location Map:

Address: 92 LLOYD ROAD Survey ID: 1623777967 303/6 302/8 303/12 303/5 302/20E 402/10 303/4 -Lioyd-Rd-303/3 302/1 303/13 303/2 Ş 303/14 302/2 303/1 201/1 201/11 303/15 303/16 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1623777967

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-4648252
Property Name: Address:	99 LLOYD ROAD 99 LLOYD ROAD RD		Apartment #:	Owners	hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	1
Property Photo:					

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This substantial single-family dwelling at 99 Lloyd Road was constructed ca. 1907 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Colonial Revival house faces west onto Lloyd Road and presents a center hall plan. The house is covered by a low hip roof. The roof system is covered with slate and broken on each elevation by segmental arched and pedimented gable dormer windows and by interior brick chimneys which rise to a corbeled cap and Tudor-inspired clay flues.

Symmetrically composed exterior elevations are clad in running bond brick and rise to a modillion block cornice. Window openings consist of 1/1 double-hung vinyl sash. The house rests upon a brick foundation. Brick quoins accent building corners and define the centrallyplaced entrance bay. The main entrance is set beneath a monumental 2-story portico, the house's character-defining feature, which displays lonic columns a modillion block cornice and a roofline balustrade. The paneled main entrance door is flanked by plate glass sidelights and framed by lonic columns. Above the entrance, molded brackets support a second-story balcony which is distinguished by a turned post balustrade and a hanging lantern; a similarly executed lantern is set above the main entrance. The balcony incorporates a paneled door flanked by 1/1 double hung sash; balcony openings are set beneath recessed rectangular wood panels.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

(Primary Contact)

Property ID: -4648252

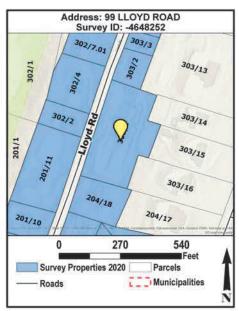
Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data	2019		
Township of Montclair	GIS Tax Parcel Data	2019		
Additional Information: 0713_303_1				
More Research Needed	? (checked=Yes)			
INTENSIVE-LEVEL USE	ONLY:			
Attachments Include	hd: 1 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry			
Historic District ?				
District Name:	Estate Area Historic District			
Status:	Key Contributing			
	ogical Site/Deposits?			
Conversion Problem?	ConversionNote: 422377			
Date form completed:	6/25/2020			
Survey Name: E	state Potential Historic Resource Area		Property ID:	Page 2
Surveyor: J	oseph Schuchman	ry Contact) -4648252	
Organization: E	2 Project Management			

☐ Is this Property an identifiable farm or former farm?

Site Map:

ELIGIBILITY WORKSHEET - Properties

2

History:

Constructed in 1907.

Statement of Significance:

Building is a significant example of the Colonial Revival style with characteristic features such as a symmetrical façade, 2-story entry portico supported by lonic columns, corner quoining and window lintel keystones.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: 🔽 Local	✓ State	National				

-4648252

Property ID

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax parcel Block 303 Lot 1

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	-4648252	
Organization:	E2 Project Management			

Thistoric Treserva					
PROPER	TY REPORT			Property ID:	669816870
Property Name:	102 LLOYD ROAD			Owners	hip: Private
Address:	102 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	302	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 102 Lloyd Road was constructed ca. 1963 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Modernistic house faces east onto Lloyd Road and employs a center hall plan. The house is covered by a flat roof with a pronounced overhang which is broken by a chimney and a vent pipe.

Minimally-detailed exterior elevations are clad in coursed ashlar and plank board. Window openings consist predominantly of larger fixed and smaller casement windows. The house rests upon a parged concrete block foundation. A cantilevered shed roof shields the main entrance which consists of a single leaf glass pane door set beneath a transom and framed by a sidelight. Rounded metal poles support the cantilevered base of a wrap-around porch at the building's northeast corner. The rear elevation displays a similarly executed porch, which incorporates a secondary entrance to the house. Three garage bays are set within the north elevation's ground level. The design and arrangement of exterior openings is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	_
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	669816870	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

.. . . .

Site Map:

	ss: 102 LLOYE vey ID: 66981	6870
01/204 1/105	201/11	303/4 2.01 Sileor 303/3 Sileor 303/1 Sileor 303/1 Sileor 303/16 303/16 204/18 204/17
0	270	540
Survey Prope		Parcels Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el C	Data			2019		
Additional Information: 0713_302_2								
More Research Neede	d? (chec	kea	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	oric District					
Status	: Non-Contribut	ing						
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conver	sio	nNote: 422375					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 669816870

PROPER	TY REPORT			Property ID:	616000977
Property Name: Address:	117 LLOYD ROAD 117 LLOYD ROAD RD		Apartment #:	Owners	hip: Private ZIP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story residence at 117 Lloyd Road is a 3-bay contemporary with a split level form primarily clad with vertical wood plank siding and capped with an asphalt shingle roof. Fenestration consists primarily of casement windows while the main entry is obscured from public view behind rows of screening rhododendrons. The foundation is also not visible from public view.

The steeply sloped lot is set below Lloyd Road and screened from public view by rhododendrons.

Constructed circa 1975, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opi Local Designa Other Designa Other Designation Is this Property an identifiable	ation: ation: Date:	
Survey Name	: Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact)	616000977	
Organization	: E2 Project Management			

Location Map:

Address: 117 LLOYD ROAD Survey ID: 616000977 302/1 303/14 302/2 303/1 303/15 201/11 201/1 303/16 Lloyd-Rd-20/18 204/17 201/10 204/16.05 14/16.04 204/16.03 201/9 Mulfor 201/8 204/15.01 270 540 0 Feet Survey Properties 2020 Parcels Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_204_18						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?						
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)						
Conversion Problem? ConversionNote: 422383 Date form completed: 6/25/2020						

Site Map:

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office			
PROPER	TY REPORT			Property ID: -1802163317
Property Name:	Highwall			Ownership: Private
Address:	120 LLOYD ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	201 11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 120 Lloyd Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Tudor Revival house faces east onto Lloyd Road; the dwelling sits atop a prominent rise, its property slopes down to Lloyd Road. The house is covered by a hipped roof with prominent front and rear gable ells. The roof system is covered with wood shakes and broken by hipped-roof dormers at the front and north elevations and chimney faced in coursed fieldstone which rise to clay flues.

Exterior elevations incorporate a variety of cladding materials including Flemish Bond brick, stucco, half -timbering, patterned brick, decorative bargeboard, and coursed rusticated ashlar; the interplay of these materials is the dwelling's character-defining feature. Window openings incorporate casement and fixed pane windows, some featuring diamond paned glass. The house rests upon a brick foundation.

This property was previously surveyed in 1981 and, was listed in the New Jersey Register of Historic Places in September, 1986. Identified as Highwall, the house was originally constructed for oil geologist Everett Lee De Grollyer, who first discovered the existence of oil deposits in Mexico, and was later owned and occupied by Elmer Holmes Bobst, who was prominent in the pharmaceutical industry. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: 9/29/1986 Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	Joseph Schuchman	(Primary Contact) -1802163317	
Organization	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	ey ID: -18021	63317
	2/1	*/coc
402/10	302/2	Tile
1	8	100-14
201102		204/18 204/12
	201/10	101 16.05 16.05
0	270	540 Feet
Survey Prope	rties 2020	Parcels
Roads	122	Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area			ce Area	1986		
Township of Montclair	GIS Tax Parcel	Data			2019		
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_201_11 SURVEY: ESS GB 93 v4; I	HSI: 0713-858						
More Research Needed?	check	ed=Yes)					
INTENSIVE-LEVEL USE C	ONLY:						
Attachments Include	d:	1 Building	0	Bridge			
		0 Structure	0	Landscape			
Historic District ?		0 Object	0	Industry			
District Name:	Estate Area His	storic District					
Status:	Key Contributin	g					
Associated Archeolo	• ·	sits?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1802163317
Organization:	E2 Project Management		

BUILDING ATTACHMENT

Property ID:	-1802163317
Element ID:	1619548699

Common Name:	120 Lloyd Road		
Historic Name:	Highwall		
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1928	Source: Borough	of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction 19. End Date:	28
Style:	Tudor Revival		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Type:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Wood, Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Brick, Flemish Bond	Bays: 3

Exterior Description:

This single-family dwelling at 120 Lloyd Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Tudor Revival house faces east onto Lloyd Road; the dwelling sits atop a prominent rise, its property slopes down to Lloyd Road. The house is covered by a hipped roof with prominent front and rear gable ells. The roof system is covered with wood shakes and broken by hipped-roof dormers at the front and north elevations and chimney faced in coursed fieldstone which rise to clay flues.

Exterior elevations incorporate a variety of cladding materials including Flemish Bond brick, stucco, half -timbering, patterned brick, decorative bargeboard, and coursed rusticated ashlar; the interplay of these materials is the dwelling's character-defining feature. Window openings incorporate casement and fixed pane windows, some featuring diamond paned glass. The house rests upon a brick foundation.

This property was previously surveyed in 1981 and, was listed in the New Jersey Register of Historic Places in September, 1986. Identified as Highwall, the house was originally constructed for oil geologist Everett Lee De Grollyer, who first discovered the existence of oil deposits in Mexico, and was later owned and occupied by Elmer Holmes Bobst, who was prominent in the pharmaceutical industry. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:	
Other	Everette Lee DeGrollyer	Original Owner	
Other	Elmer Holmes Bobst	Previous Owner	
Date form completed:	4/27/2021		

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-180216331

History:

Constructed in 1928.

Statement of Significance:

Building is a significant example of the Tudor Revival Style with characteristic features such as half-timbering, leaded glass windows and compound chimneys

Eligibility for New Jersey and National Registers:	●Yes ○N	• National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 201 Lot 11

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1802163317
Organization:	E2 Project Management		

PROPER	TY REPORT			Property ID:	-876144880
Property Name:	124 LLOYD ROAD			Owners	hip: Private
Address:	124 LLOYD ROAD RD		Apartment #:	2	ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 124 Lloyd Road was constructed in 1911 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Wrightian house displays a center hall form and faces east onto Lloyd Road; Craftsman style elements are also present. The house is covered by a hip roof with exposed rafters and is broken by an interior brick chimney with clay flues. The house sits at the apex of a serpentine driveway.

The first story is clad in Flemish bond brick; the second story is covered in a smooth stucco finish. A molded cornice carries across the front elevation's first story incorporating window lintels. Molded brackets frame second story openings and accent the building's corners. Window openings consist of casement and fixed pane windows. The house rests upon a brick foundation. A 2-story entrance pavilion is the house's character-defining feature. The recessed paneled single leaf main entrance is framed by side lights and set within a Tudor arch opening above which is a terra-cotta panel inscribed with 1911, the year of the house's completion. Turned balusters form an open screen at either side of the entry porch.

This property was previously surveyed in 1981, identified at that time as the work of architects Davis, McGrath & Keissling and having been built for Dr. Arthur Hunter. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) -876144880	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	Addres Surv	s: 124 LLOYI vey ID: -87614	4880	
150/1 402/10	Satz	11/102 201/9 201/9 201/8 204	302/2 204/18	204/17 30311
	0 urvey Prope oads	270	540 Feet Parcels Municipalities	1

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resour	ces of Montclair	Multiple Resour	ce Area	1986		
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_201_10 SURVEY: ESS GB 93 v4; H	HSI: 0713-859						
More Research Needed?	checke	ed=Yes)					
INTENSIVE-LEVEL USE C	ONLY:						
Attachments Included	d: É	1 Building	0	Bridge			
	() Structure	0	Landscape			
Historic District ?	() Object	0	Industry			
District Name:	Estate Area His	toric District					
Status:	Key Contributing	g					
Associated Archeolo		sits?					

Date form completed: 6/25/2020

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph SchuchmanOrganization:E2 Project Management

(Primary Contact)

Property ID: -876144880

BUILDING ATTACHMENT

Property ID:	-876144880
Element ID:	1968675859

Common Name:	124 Lloyd Road							
Historic Name:	124 Lloyd Road							
Present Use:	Residential, peri	Residential, permanent						
Historic Use:	Residential, per	manent						
ConstructionDa	te: 1910	Source: Borough of	Montclair Tax Records; NJHPO Individual Survey Form					
Constructio Start Da		Construction 1910 End Date:						
Style:	Wrightian		Vernacular Style?					
Form:	Center Hall		Physical Condition: Excellent					
Туре:	Other		Remaining Historic Fabric: High					
Roof Fi	nish Materials:	Unknown	Stories: 2					
Exterior Fi	nish Materials:	Brick, Running Bond	Bays: 5					

Exterior Description:

This single-family dwelling at 124 Lloyd Road was constructed in 1911 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Wrightian house displays a center hall form and faces east onto Lloyd Road; Craftsman style elements are also present. The house is covered by a hip roof with exposed rafters and is broken by an interior brick chimney with clay flues. The house sits at the apex of a serpentine driveway.

The first story is clad in Flemish bond brick; the second story is covered in a smooth stucco finish. A molded cornice carries across the front elevation's first story incorporating window lintels. Molded brackets frame second story openings and accent the building's corners. Window openings consist of casement and fixed pane windows. The house rests upon a brick foundation. A 2-story entrance pavilion is the house's character-defining feature. The recessed paneled single leaf main entrance is framed by side lights and set within a Tudor arch opening above which is a terra-cotta panel inscribed with 1911, the year of the house's completion. Turned balusters form an open screen at either side of the entry porch.

This property was previously surveyed in 1981, identified at that time as the work of architects Davis, McGrath & Keissling and having been built for Dr. Arthur Hunter. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration	Dates:
------------	--------

	Alteration(s):	Circa Date:	Date Range:	Source:
				to
Arc	hitect/Designer::			
_	Туре:	Name:		Person/Firm Description:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	-876144880	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-8

376144880

History:
Constructed in 1910.
Statement of Significance:
Building is a significant example of the Craftsman style with characteristic features such as leaded glass, multi-paned windows, deep eaves supported by brackets, and a low-profile roof.
Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D
Level of Significance: VLocal State National
Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Craftsman Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 201 Lot10

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-876144880	
Organization:	E2 Project Management			

PROPER	TY REPORT		Property ID:	194571481			
Property Name:	125 LLOYD ROAD			Ownersh	ip: Private		
Address:	125 LLOYD ROAD RD		Apartment #:	Z	IP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	204	16.09		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 1-story dwelling at 125 Lloyd Road is a 3-bay, minimal traditional home with a ranch plan primarily clad with wood clapboard and capped with an asphalt shingled hipped roof. An angled garage ell is appended to the south elevation while a segmental-arched gable-front portico protects the front entry. Fenestration consists primarily of casement windows. The front entry is a double-leaf glass panel fiberglass door. The foundation is not visible from public view.

The lot sits below Lloyd Road and is hardscaped with retaining walls, stepped planters, and a large water feature which cascades alongside the main walkway.

Constructed circa 1996, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	194571481	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 125 LLOYD ROAD Survey ID: 194571481 303/1 303/15 201/11 303/16 201/1 204/18 Lloyd-Rd-204/17 201/10 204/16.05 204/16.04 201/9 204/16.03 Mulford-Lin-201/8 204/15.01 204/15.06 201/7 201/6 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el Data				2019		
Additional Information: 0713_204_16.09								
More Research Neede	d? (che	cked=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0 Buildin	g	0	Bridge			
		0 Structu	re	0	Landscape			
		0 Object		0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	listoric Distri	ct					
Status	Non-Contribu	ting						
Associated Archeo (known or poter	logical Site/De ntial sites. If Yes,		cribe briefly)					
Conversion Problem?	Conve	rsionNote:	422374					
Date form completed:	6/25/2020							

Date form completed:

6/25/2020

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	194571481	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-687423438
Property Name:	126 LLOYD ROAD			Owners	hip: Private
Address:	126 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 126 Lloyd Road is a 5-bay, Tudor Revival home leans more toward the English Cottage style with a center hall plan. Clad primarily with cobble stone, a projecting bay at the north side of the front elevation is also clad with stucco. Asphalt shingles cap the side-gable roof. Fenestration consists of casement windows while the main entry is obscured due to screening vegetation. The foundation is not visible from public view.

The sloped lot pitches down towards Lloyd Road where a stone retaining wall delimits the manicured lawn from the sidewalk and street. Coniferous bushes screen the home from public view while additional bushes and browse are thoughtfully arranged through the lot.

Constructed circa 1991, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-687423438	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 126 LLOYD ROAD Survey ID: -687423438 303/1 201/11 402/10 204/18 201/10 201/1 150/1 Lloyd-Rd 200 201/8 -Mulford-Ln 204/15.01 204/15.06 201/7 201/6 201/4 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	lata			2019		
Additional Information:							
0713_201_9							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE Attachments Include		Building	0	Bridge			
Allachiments include	o. 0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	Object	0	maasay			
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol	ogical Site/Denosi	ts?					
	•	ase describe briefly)					
(,,	j,					
Conversion Problem?	Conversio	nNote: 422347					
Date form completed:	6/25/2020						

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -687423438

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-835207368
Property Name:	127 LLOYD ROAD			Owners	hip: Private
Address:	127 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	16.08

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story, 3-bay dwelling at 127 Lloyd Road is best described as modern eclectic. Center hall in plan, the home features an eight-pointed roof laid out like a compass rose with projecting hips at the major directional points. The ground and second stories sit askew from one another at a 45-degree angle causing a pointed central bay at the front elevation. The home is clad in a variety of brick patterns including decorative stepped chevrons, soldier-courses, and common bond. Asphalt shingles cover the hipped roof. A standing seam copper roof covers a column-supported portico which protects the front entry. Fenestration consists primarily of casement windows. The main entry is a single leaf door with side lights. The foundation is not visible from public view.

The lot is set below Lloyd Road and screened from public view by a hedgerow. Concrete bollard-lined walkways lead down toward the main entry flanked by manicured lawns and arranged planting beds.

Constructed circa 1991, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-835207368	
Organization:	E2 Project Management			

Certification of Eligibility:

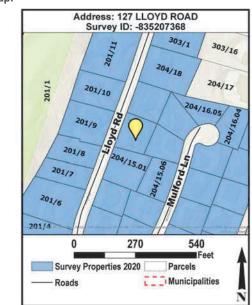
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_204_16.08							
More Research Needed	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: C	Building	0	Bridge			
	C	Structure	0	Landscape			
	C	Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area His	oric District					
Status	Status: Non-Contributing						
Associated Archeo (known or poter	logical Site/Depositial sites. If Yes, pl] iefly)				
Conversion Problem?	Conversi	onNote: 4223	373				

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -835207368

PROPERTY REPORT

FROFER						
Property Name:	130 LLOYD ROAD			Owners	hip: Private	
Address:	130 LLOYD ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	201	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1589057387

Property ID.

Description:

This single-family dwelling at 130 Lloyd Road was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Center Hall Tudor Revival house faces east onto Lloyd Road. The house is covered by a cross gable roof with 2 story gabled ell emerging on the front elevation. The roof system is covered with textural slate and broken by front and rear gable-roofed dormers and a front elevation chimney faced in random ashlar from which rise two chimneys stacks each with a stucco faced flue.

Exterior elevations are clad primarily in coursed rubble stone and stucco. Multi-paned casement windows are the primary window light. The house rests upon a brick foundation. The wave-like bracketed segmental arch covering, which delineates the main entrance, is the house's character-defining feature. The single leaf paneled entrance door is set within a molded segmental arch and framed by coursed ashlar. The house fronts on a heavily landscaped hill, is accessed via a winding staircase constructed of random ashlar, and separated from Lloyd Road by a low lying fence also constructed of random ashlar.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) -1589057387]
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

		ey ID: -15890	
402/10 1/051	201/1	201/	01/11 20.
	201/4	204/	
Surv	ey Prope	erties 2020	Parcels
Road	is	L	Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_201_8							
More Research Needed	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area Hist	oric District					
Status	: Contributing						
Associated Archeo (known or poten	•	sits?	')				
Conversion Problem?	Conversio	onNote: 422346					

6/25/2020 Date form completed:

PROPERTY REPORT

FROFER				. reporty ibi		
Property Name:	131 LLOYD ROAD			Owners	hip: Private	
Address:	131 LLOYD ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	204	15.01	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

VACANT LAND

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1599058675 Page 1

-1599058675

Property ID:

Location Map:

Address: 131 LLOYD ROAD Survey ID: -1599058675 204/18 204/16.05 00311002 201/10 201/1 201/9 Lloyd-Rd-201/8 204/15.06 201/7 01 -ur-Projinj 201/6 201/4 204/5 204/6 204/7/ 204/14 270 540 0 Feet Parcels Survey Properties 2020 L _ _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_204_15.01						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422354					
Date form completed:	6/25/2020					

Site Map:

2041666404 PROPERTY REPORT Property ID: Ownership: Private 138 LLOYD ROAD **Property Name:** 138 LLOYD ROAD RD ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot: 201 ESSEX Montclair township Orange 7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 138 Lloyd Road was constructed ca. 1954 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house with a split-level plan faces east onto Lloyd Road. The house is covered partially by a side-gable roof and partially by a hip roof to its immediate north. The roof system is covered with an asphalt sing roof and broken by a brick chimney centered in the south gable.

Exterior elevations are clad primarily in aluminum siding. The house rests upon a raised parged brick foundation. A 2-car garage is set into the front elevation's ground level; the wall surface framing the garage opening is faced in coursed fieldstone. Window openings consist of 2/2 double-hung sash, casement, and fixed-pane windows. A brick staircase with wrought iron railing leads to the single leaf paneled main entrance door. A gabled oriel set above the main entrance appears to be a later addition. The overall house form reflects mid-20th century suburban residential building and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

National Historic Landmark?:	
National Register:	
New Jersey Register:	
Determination of Eligibility:	
	National Register: New Jersey Register:

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact)	2041666404	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

1051 201/10 201/9 201/9 201/8 201/8 201/8 201/6 201/6 201/6 201/6 201/6 201/6 201/6 201/6 201/6 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/10 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 200 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 201/15 200 201/15 200 200 200 200 200 200 200 200 200 20		ress: 138 LLOYE Irvey ID: 204166		
	There	201/8 201/8 201/6 201/6	11/10 9 204/15.01 STINE 9 204/15.01 STINE 14/5 204/6	10:00 Toto
Feet	0	270	540	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Da	ıta			2019		
Additional Information: 0713_201_7								
More Research Needeo	d? (check	ed=	-Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area His	stori	ic District					
Status: Non-Contributing								
Associated Archec (known or poter	•		s? se describe briefly)					
Conversion Problem?	Convers	ionl	Note: 422345					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area (Primary Contact) Surveyor: Scott Wieczorek Organization: E2 Project Management

Property ID: 2041666404

DRODERTV REDORT

FILOFLIN				
Property Name:	139 LLOYD ROAD			Ownership: Private
Address:	139 LLOYD ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

ESSEX	Montclair township	Orange	204	15.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1719089482

Property ID.

Description:

The 1.5-story building at 139 Lloyd Road is a 4-bay, Ranch styled to resemble an English country stable. Primarily clad with wood shingles, additional treatments include coursed ashlar and vertical plank siding. The front elevation contains a mix of stepped and solitary projecting gable-front bays along with an inset porch. Asphalt shingles cover the side-gable roof and a shed dormer breaks the front roof plane clad in wood clapboards. Fenestration consists primarily of casement and fixed pane windows while the main entry consists of a single leaf lighted wood panel door protected by the inset front porch. The foundation is not visible from public view.

The lot is lightly grassed exhibiting evidence of recent remodeling and updated landscaping.

Constructed circa 2005, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

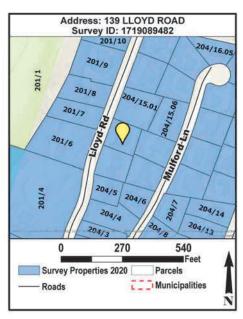
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	1719089482	
Organization:	E2 Project Management			

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_15.02							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	ogical Site/Deposi ial sites. If Yes, ple		y)				

Property ID: 1719089482

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-2131915261
Property Name:	145 LLOYD ROAD			Owners	hip: Private
Address:	145 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	15.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 1-story dwelling at 145 Lloyd Road is a 3-bay, French eclectic ranch with ells appended at the north and south elevations. Primarily clad with stucco quoins decorate the major corners. Wood shingles cap the hipped roof. Fenestration consists primarily of casement windows. The gable-front projecting front entry consists of a single leaf paneled wood door. The foundation is not visible from public view.

The lot sits below Lloyd Road and slopes down the hillside. A shallow lawn and screening vegetation shield the home from the street while decorative planters of low-lying browse line the main drive. A central courtyard between the main entry, garage, and southern ell is paved in cobblestones.

Constructed circa 1979, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-2131915261	
Organization:	E2 Project Management			

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 145 LLOYD ROAD Survey ID: -2131915261 201/9 201/8 204/15.01 201/1 204/15.06 201/7 201/6 'Lloyd-Rd. Mulford-Ln-204/5 201/4 204/6 204/7 204/14 204/4 204/13 20010 204/3 204/10 204/12 204/2 201/3 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_15.03							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -2131915261

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-1378922033
Property Name:	146 LLOYD ROAD			Owners	hip: Private
Address:	146 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 146 Lloyd Road was constructed ca. 1910 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Spanish Colonial Revival house with a center hall plan faces east onto Lloyd Road. The house is covered by a hip roof with prominent overhang. The roof system is covered with Spanish Tile, the house's character defining feature, and broken by segmental arch roofed dormers on the front and north elevations, an interior brick chimney, and a flue.

Exterior elevations are clad in stucco; the paired front elevation bays are surfaced in coursed stone. Window openings incorporate doublehung sash and casement windows. The house rests upon a brick foundation. The classically-inspired main entrance displays a segmental arched tympanum supported by Tuscan columns which shelters the single leaf paneled main entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 P

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -1378922033
 P

 Organization:
 E2 Project Management
 -1378922033
 P

Site Map:

Location Map:

Address: 146 LLOYD ROAD Survey ID: -1378922033 201/9 150/1 201/8 04/15.01 150 201/7 202/2 -Lioyd-Rd-V16 204/5 201/4 204/6 urero 0.47 204/4 204/3 201/3 0 270 540 Feet Survey Properties 2020 Parcels -L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_201_6							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1378922033

Montclair township

PROPERTY REPORT

Property Name:	153 LLOYD ROAD			Ownership	: Private
Address:	153 LLOYD ROAD RD		Apartment #:	ZIP	: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: L	.ot:

Property Photo:

ESSEX



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 153 Lloyd Road was constructed ca. 1967 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay center hall form Dutch Colonial Revival house faces west onto Lloyd Road. The house is covered by a side-gambrel roof, the house 's character-defining feature, which displays a pronounced overhang. The roof system is covered with asphalt shingles and broken by gable-roofed dormers on the front elevation, a shed-roof dormer which carries across the rear elevation, and an interior brick chimney.

Exterior elevations are clad in wood clapboard. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a brick foundation. The recessed main entrance is framed by unadorned pilasters and set below a plain frieze and molded cornice. The paneled and multi-light entrance door is framed by sidelights. A 1 story gable-fronted ell is appended to the south elevation and extends westward towards Lloyd Road; a single bay 2 car garage is set within the ell's ground level and is accessible from a downward sloping asphalt driveway.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1501178288 Page 1

1501178288

5

Property ID:

204

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Man

Location Map:			Site Map:			
Surve 201/3 201/6 */17	PH PMOD 204/4 204/3 204/2 204/2 204/3 204/2 204/3 204/2 5 204/6 5 7 0 7 1 8 7 0 7 1 8 7 0 7 1 8 7 0 7 1 8 7 0 7 1 8 7 0 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 1 8 7 8 7					
BIBLIOGRAPHY:						<i>(16</i> 11 11)
Author: Title:	a Data			Year: 2019	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Par	cel Data			2019		
Additional Information: 0713_204_5						
	cked=Yes)					
INTENSIVE-LEVEL USE ONLY: Attachments Included: Historic District ? District Name: Estate Area Status: Non-Contribu Associated Archeological Site/De	uting	0 0 0	Bridge Landscape Industry			
(known or potential sites. If Yes						
Conversion Problem? Conversion Date form completed: 6/25/2020	ersionNote: 422349					

PROPERTY REPORT

Property Name:	160 LLOYD ROAD			Owners	hip: Private
Address:	160 LLOYD ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story dwelling at 160 Lloyd Road is a 3-bay Eclectic home accented with colonial revival elements and laid out in a much-changed irregular plan. Cladding consists of wood clapboards while the roof is covered with wood shingles. A one-story covered porch supported by simple columns extends across the east-facing front elevation of the gable-front main block of the home. Oriole windows project from the first story of the north elevation sheltered by a projecting second story which breaks the roofline and terminates in a massive dormer. A one-story hyphen connects the main block to a two-story appendage at the south elevation. Fenestration consists of casement and fixed-pane windows. The central front entry is a fiberglass paneled door flanked by sidelights. The foundation is not visible from public view.

The lot is landscaped with a mix of open, manicured lawns, hedgerows, and decorative plantings which take advantage of the property's sloped nature. Coursed rubble retaining walls, stone steps, and flagstone paths wind their way throughout the property trimmed with decorative planting beds.

Constructed circa 1907, the building is greatly modified but located within the current boundaries of the proposed Estate Area Historic District. This property has not been previously surveyed. The building is in good condition with a moderate degree of historic integrity of design and materials while the modifications appear sympathetic to the original design and character of the home. As the building's construction date is within the period of significance identified for the Estate Area Historic District and the massing, design, and scale are sympathetic to neighboring properties, E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -613132346 Page 1

-613132346

Property ID:

Registration and Status Dates: National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

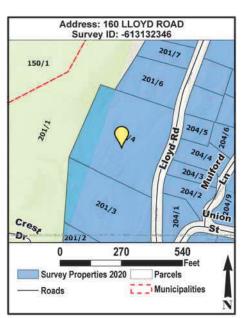
Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Is this Property an identifiable farm or former farm?

Site Map:





BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_201_4							
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	District Name: Estate Area Historic District						
Status: Non-Contributing							
Associated Archeological Site/Deposits?							
Conversion Problem?	Conversio	nNote: 422343					

Thistoric Treserva					
PROPER	TY REPORT			Property ID:	254261907
Property Name:	161 LLOYD ROAD			Owners	hip: Private
Address:	161 LLOYD ROAD RD		Apartment #:	2	ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 161 Lloyd Road was constructed ca. 1913 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Dutch Colonial Revival house faces west onto Lloyd Road. The house is covered by a side-gambrel roof with 1.5 story gambrel-roofed ells appended to each side elevation. The roof system is covered with asphalt shingles and broken by shed dormers at the second-story and upper half-story level on the front and rear elevations, an interior brick chimney, and a chimney centered in the south elevation. A shed dormer emerges from the southern ell.

Exterior elevations are clad in asbestos siding. Window openings consist of contemporary 1/1 double-hung vinyl windows with applied muntins and smaller-scale casement windows. The house rests upon a brick foundation. The gambrel roof continues downward to form a pent roof across the front elevation and with underside wood brackets extends forward to shelter the single leaf paneled main entrance door. The Dutch Colonial gambrel style roof with its projecting shed dormers is the house's character-defining feature.

This property was previously surveyed in 1981. The house was designed by Montclair architect Dudley Van Antwerp for the Reverend Edgar S. Weirs, who served for 25 years as the pastor for Montclair's Unitarian Church. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 254261907	
Organization:	E2 Project Management		

Certification of Eligibility:

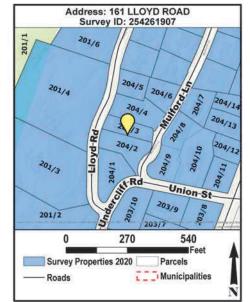
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

2019	
0 Bridge	
0 Landscape	
0 Industry	
()	
ïy	0 Landscape

Date form completed: 6/25/2020

Survey Name:	Estate Potential Historic Resource Area	
Surveyor:	Joseph Schuchman	(Primary Contact)
Organization:	E2 Project Management	

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	1714293533	
Property Name:	165 LLOYD ROAD			Owners	hip: Private	
Address:	165 LLOYD ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	204	1	
Property Photo:						



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 165 Lloyd Road was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Spanish Colonial Revival house incorporates a center hall interior plan and faces west onto Lloyd Road. The house is covered by a high hip roof displaying a pronounced overhang with exposed rafters. The roof system is covered with Spanish Tile and broken by pedimented gable dormers on the front and rear elevations and two interior brick chimneys. The roofline dormers display a simple molded cornice and modillion block ornamented end gables.

Exterior elevations are stucco clad. Window openings consist of 1/1 vinyl replacement windows. The house rests upon a brick foundation. The double leaf paneled main entrance is framed by pilasters and set beneath a Spanish tile-roofed pedimented gable with paired columns. The Spanish Tile roofing is the structure's character-defining feature. A 1.5 story gable roofed outbuilding with wood shingle sheathing stands to the north of the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1714293533	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Surv	ey ID: 171429	
201/4	204/5	204/6 5 5 T
301/3	204/3 204/2	OT/POR OT/POR OT/POR Union-St
201/2	212.3 Undercift	203/9 8 E B Z 203/7
0	270	540
Survey Prope	rties 2020	Parcels
Roads	722	Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Da	ata			2019		
Additional Information: 0713_204_1								
More Research Needed	d? (check	ed	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	District Name: Estate Area Historic District							
Status	Status: Contributing							
Associated Archeo (known or poter	•		ts?					
Conversion Problem?	Convers	ion	Note: 422338					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1714293533

HISLOHIC FIESEIVA				
PROPER	TY REPORT			Property ID: 1490096453
Property Name:	172 LLOYD ROAD			Ownership: Private
Address:	172 LLOYD ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	201 3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The ca. 1972 single family dwelling which formerly occupied this site has been demolished. Little evidence of the site's historic and architectural character survives. E2 Project management recommends this property would be considered a non-contributing resource within the proposed Estate Area Historic District

Setting:

Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses are buffered far from the street by either spacious sloped lawns, winding drives, or all manner of hedgerow and screening foliage. House lots on the west side of the road are stately and speak to the affluence of their owners while those on the east are smaller and reflect more recent construction.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1490096453

Location Map:

Site Map:

	ss: 172 LLOYI vey ID: 149009 201/4	30453
201/1	Q3	204/3 204/3 204/3 204/3 204/2 204/2 10 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 204/3 200 2000 2000 2000 2000 2000 2000
Creat 0	201/2	or superior of the second
Survey Prop Roads	1	Parcels Municipalities

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Par	cel D	ata			2019		
Additional Information:								
0713_201_3 SURVEY: ESS GB 93 v4	; HSI: 0713-86′	I						
More Research Needed	l? (che	ecked	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
Historic District ?	\checkmark	0	Object	0	Industry			
District Name	Estate Area	Histo	oric District					
Status	Non-Contrib	uting						
Associated Archeo	0	•	i ts?	y)				

Date form completed: 6/25/

6/25/2020

PROPER	TY REPORT			Property ID: 16	699828928
Property Name: Address:	4 LOCUST DRIVE 4 LOCUST DRIVE DR		Apartment #:	Ownership: ZIP:	Private 07042
PROPERTY LOC					
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot	
ESSEX	Montclair township		Orange	1102 11	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 4 Locust Drive was constructed ca. 1964 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Hall and Parlor Minimal Traditional house with Colonial Revival influence faces east onto Locust Drive. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof; a brick chimney is centered in the north gable. A 1 story hyphen connects the main block with the gable fronted 2 car garage. A greenhouse extends from the north ell.

Exterior elevations are clad in wood shingle and permastone. Window openings consist primarily of 8/8 and 8/12 double-hung vinyl windows. The house rests upon a parged concrete block foundation. A pediment with fluted lonic columns delineates the main entrance; the single leaf paneled entrance door is famed by sidelights. The interplay between the main block and adjoin sections is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 1

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 1699828928

 Organization:
 E2 Project Management

Site Map:

Location Map:

Address: 4 LOCUST DRIVE Survey ID: 1699828928 Ragile Rock-Way 120218 1102/13 1102/14 1102/44 103/14 1102/15 1102/9 1/1011 Way 1102/16 1102/10 03/15 Valley Ó 1102/17 1102/4 Clue 1101/2 Sconebridge. Rd. 1102/18 1101/3 220216 1102/40 1102/19 1101/4 110117 2202/20 220218 120219 2202120 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_11							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potenti	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1699828928

PROPER	TY REPORT			Property ID: 760370138
Property Name:	5 LOCUST DRIVE			Ownership: Private
Address:	5 LOCUST DRIVE DR		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102 18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 5 Locust Drive was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 4 bay Cape Cod plan Georgian Revival house faces west onto Locust Drive. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Simply detailed exterior elevations are clad in aluminum siding. Window openings consist of 12/12 and 6/9 double-hung, vinyl windows. A denticulated cornice carries across the main block's front elevation. The house rests upon a parged concrete block foundation. The Georgian-style main entrance is the house character-defining feature. The recessed single leaf 6 panel main entrance door is set beneath a multi-light transom, is flanked by sidelights set above recessed wood panels and is framed by recessed side panels.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

F

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
Survey Name	: Estate Potential Historic Resource Area	Property ID:
Surveyor	: Joseph Schuchman	(Primary Contact) 760370138
Organization	E2 Project Management	

Site Map:

Su	rvey ID: 76037		
and a start stratt stra		102/44 1102/43 15 1102/42 1102/41 1102/40	1102.01/36
110118 120119 120119 12011 12011 12011	10 1501/11 270	540 Parcels	1102011
Roads	122	Municipalities	Ñ

Township of Montclair GIS Tax Parcel Data 2019 Additional Information: 0713_1102_18 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Object 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422182	: Т	Fitle:				Year:	HPO Accession #:	(if applicable)
More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY:	ip of Montclair	GIS Tax Parcel Da	ata			2019		
More Research Needed? □ (checked=Yes) INTENSIVE-LEVEL USE ONLY: 0 Attachments Included: 0 Building 0 Bridge 0 Structure 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)	nal Information:							
NTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)	102_18							
Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?	Research Needed?	(checked	=Yes)					
Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?								
0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)			Duilding	0	Dridge			
0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)	achments included:		-		•			
Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)		-			-			
Status: Non-Contributing Associated Archeological Site/Deposits?	storic District ?		Object	0	muusuy			
Associated Archeological Site/Deposits?	District Name:	Estate Area Histor	ric District					
(known or potential sites. If Yes, please describe briefly)	Status:	Non-Contributing						
(known or potential sites. If Yes, please describe briefly)	sociated Archeolog	gical Site/Deposit	ts?					
Conversion Problem? ConversionNote: 422182	-							
Conversion Problem? ConversionNote: 422182								
Conversion Problem? ConversionNote: 422182								
	sion Problem?	Conversion	Note: 422182					
Date form completed: 6/25/2020	orm completed	6/25/2020						

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	453278685	;
Property Name: Address:	9 LOCUST DRIVE 9 LOCUST DRIVE DR		Apartment #:	Ownersh Z	nip: Private ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	17	
Duou outre Disotore						

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 9 Locust Drive was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay center hall form Colonial Revival house faces west onto Locust Drive. As originally constructed, the houses presented a symmetrically arranged 3 bay 2 story front elevation; a semi-circular portico with column supports was centered on the main entrance; the dwelling was originally brick clad and covered by a high hip roof.

The dwelling's present appearance dates from a significant post 2013 remodeling. The 2 story 3 bay main block is now flanked by a 1 bay 2 story gable ell at the north elevation and a 2 bay 2 story gabled ell emerging from the south elevation. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof.

Exterior elevations are clad in aluminum siding. Window openings consist of 6/6 double-hung, vinyl windows with vinyl paneled shutters. The fenestration pattern of the main block's street elevation appears unchanged. The house rests upon a parged, concrete block foundation. The main entrance is the house's character-defining feature. Tuscan columns rise to a gabled entrance shelter; the single leaf paneled entrance door is framed by sidelights.

This property has not been previously surveyed. Owing to recent alterations, the house no longer conveys its as-constructed appearance. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 453278685

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map:

> Address: 9 LOCUST DRIVE Survey ID: 453278685

> > 1102/14

Site Map:

120215 Eagle 1102/13 1102/44 Rock Wa Ave 1102/4 1102/15 1102/9 1102/42 01/36 1102/16 1102/10 Q 1102/11 1102/41 11 123 Stonebridge Rd. 1102/18 1102/40 1102/19 120217 1202/20 210218 Suth 110119 1102.01/2 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713_1102_17 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422181 6/25/2020 Date form completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	453278685	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID:	1366320577
Property Name:	12 LOCUST DRIVE			Owners	hip: Private
Address:	12 LOCUST DRIVE DR		Apartment #:	2	ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 12 Locust Drive was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Ranch Minimal Traditional house faces southeast onto Locust Drive. The house is covered by a side gable with front gable ell. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are clad in asbestos siding and running bond brick. Window openings consist of 6/6, double-hung, vinyl sash and fixed casement windows. The house rests upon a parged concrete block foundation. A 2 bay gable roof garage extends from the dwelling's north elevation. An engaged porch with wrought iron supports shelters the main entrance and forms the roofline of the adjacent screened porch. The singe leaf paneled main entrance is framed by sidelights. The overall house form reflects mid-20th century suburban residential design and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Scott Wieczorek	(Primary Contact)	1366320577	
Organization:	E2 Project Management			

Site Map:

Location Map:

Address: 12 LOCUST DRIVE Survey ID: 1366320577 104/9 1102/5 104/1 1102/6 104/8 104/2 1102/46 1102/45 1102/7 104/7 tair 104/3 Eagle-Rock Mount 1102/8 104/6 1102/14 104/4 Way 1102/44 5 Eagle 1102/43 2/13 Rock-Way 1102/15 1102/9 Ċ, Tonebr 1101/1 1102/4: OCUS-Dr. 1102/16 1102/10 11/2011 1102/12 1102/41 1101/2 1102/40 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_13							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

(Primary Contact)

New Jersey Department of Environmental Protection
Historic Preservation Office
PROPERTY REPORT

725307596

PROPERTY LOCATION(S):

15 LOCUST DRIVE

15 LOCUST DRIVE DR

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1102	16		

Apartment #:

Property Photo:

Property Name:

Address:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 15 Locust Drive was constructed ca. 1962 although its present appearance dates from a substantial exterior rehabilitation undertaken within the past decade. The property is located within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay side hall plan Colonial Revival house faces west onto Locust Drive. The house is covered by a side gable roof. The roof system is covered with asphalt shingle and broken by a brick chimney. A 2 story gable roofed garage extends from the house's north elevation; a 2 story gabled ell, originally 1 story in height, extends from the south elevation.

Exterior elevations are clad in wood shingle. Window openings consist of 6/6, double-hung vinyl sash. The house rests upon a parged concrete block foundation. A shed roof porch carries across the front elevation; a gable pediment delineates the main entrance. The wood shingle exterior, front porch, entrance surround and enlargement of the south ell postdate the year 2013; the original fenestration pattern of the house remained unchanged.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Scott Wieczorek	(Primary Contact) 725307596	
Organizati	on: E2 Project Management		

Location Map:

Address: 15 LOCUST DRIVE Survey ID: 725307596 1102/46 1102/47 Hountain-Ave. Eagle-Rock-Way 220218 14 12021 1203/13 1102/44 1102/43 1102/15 1102/9 1102/42 1102.01/36 1102/10 11 16 1102/12 11/2011 -Snoo: 1102/41 Š Stonebridge Rd. 1102/18 1102/40 1102/19 220217 210218 1102/20 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_16							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

Property ID: 725307596 Page 2

Site Map:

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-1217574674
Property Name:	16 LOCUST DRIVE			Owners	hip: Private
Address:	16 LOCUST DRIVE DR		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 16 Locust Drive was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Ranch Minimal Traditional house faces southeast onto Locust Drive. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and an interior chimney. A hip roofed ell emerges at the front elevation's easternmost bay.

Exterior elevations are clad in running bond brick and asbestos siding. Window openings consist of vinyl 6/6 double-hung windows and casement windows. The house rests upon a parged concrete block foundation. The single leaf paneled main entrance is set within an engaged shed roof porch with wood post supports. A gable fronted garage is attached to the house's northwest corner. The overall house form reflects mid-20th century suburban design and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -1217574674

 Organization:
 E2 Project Management
 -1217574674
 -1217574674

Site Map:

Location Map:

Address: 16 LOCUST DRIVE Survey ID: -1217574674 104/9 1102/48 1102/5 104/1 Intain-Ave. 1102/6 104/8 1102/45 1102/7 12021 104/7 147 Eagle-Rock-Way 1102/8 104/6 Now. ú 1102/13 E 1102/44 104/5 1102/43 1102/15 1102/9 Stonebridge 101/2 1101/1 1102/42 ā 1102/16 sucos. 102/11 1102/17 1102/41 0 270 540 Feet Survey Properties 2020 Parcels -L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_14							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1217574674

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-2093242921
Property Name: Address:	19 LOCUST DRIVE 19 LOCUST DRIVE DR		Apartment #:	Owners	hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	15
Property Photo:					

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 19 Locust Drive was constructed ca. 1969 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house incorporates a center hall plan and faces southwest onto Locust Drive. The house is covered by a side gable asphalt shingle roof.

Exterior elevations are clad in asbestos siding and running bond brick. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a parged concrete block foundation. A garage is set within the 1 story gabled ell which is appended to the south elevation. The main entrance is centered on the symmetrically composed front elevation and set beneath a Tuscan columned portico which displays a wrought iron balustrade. The single leaf paneled entrance door is framed by sidelights set above recessed wood panels. The composition of the front elevation is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Cut in during the 1960s, this cul-de-sac is lined by spacious yards with mid-twentieth century homes set back from the curb. Both the design of the street and of the homes fronting upon it speak to suburban identity following the second world war with two-story minimal traditional and one-story ranch homes on wide manicured lawns. Modest vegetative ornamentation consists of assorted bushes accenting the drives and the fronts of the homes.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Property ID:

-2093242921

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

Site Map:

Location Map:

Address: 19 LOCUST DRIVE Survey ID: -2093242921 1102/6 104/ 1102/45 46 Mountain-Av 1102/7 1102/47 11021 Eagle-Rock-Way 1102/8 1102/14 1102/44 1102/13 side-pl 1102/43 It 1102/9 15 1102.01/36 1102/42 1102/16 1102/10 Ģ 1102/17 1102/11 1102/41 T Storebridge 1102/18 1102/40 1102/21 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_15							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -2093242921 Page 2

PROPERTY REPORT

Property Name:	60 MELROSE PLACE			Owners	ship: Private	
Address:	60 MELROSE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1209	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1010177369

Property ID:

Description:

This single-family dwelling at 60 Melrose Place was constructed ca. 1907 and is situated within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house displays a center hall form, is located at the southeast intersection of Melrose Place and Eagle Rock Way, and faces north onto Melrose Place. The house is covered by a side gable roof displaying an extended overhang with exposed rafters. The roof system is covered with slate and broken by a front elevation shed dormer and by interior chimneys rising from the gable ends and displaying stucco caps. On the rear elevation, paired shed roofed dormers flank a gable roofed dormer. The roof extends eastward to cover a 2 story ell; a 1 story ell is appended to the west elevation and displays a roofline balustrade.

Exterior elevations are stucco clad. Narrow casement windows in individual and multiple groups are the primary window lights. The house rests upon a brick foundation. The main entrance is the house's character-defining feature. The gabled shelter incorporates square-shaped stuccoed posts, bracket supports, and a steeply pitched half-timber and stucco gable pediment. The paneled main entrance door is framed by sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 1010177369	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	: 60 MELROS /ey ID: 101017	7369
1205/4 8/5021 1205/4	1210	121
06/4	1510	8/0121 8/0121 1210/ Welrose-Pl
14 1206/10 1206/9 1206/8 1206	e-Roc	1209/10 1209/3 1209/9 1209/4 209/8 1209/6 1209/6
1207/5	Warr 1208/1	en-Pl
0	270	540 Feet
Survey Prope	111 A BOOM COMPANY	Parcels
Roads	L	Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1209_1							
More Research Needed	? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: () Building	0	Bridge			
	() Structure	0	Landscape			
	() Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area His	toric District					
Status:	Contributing						
Associated Archeol (known or potent	ogical Site/Depo ial sites. If Yes, pl		 priefly)				

Conversion Problem? ConversionNote: 422244

Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1010177369 Page 2

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-42085082
Property Name:	63 MELROSE PLACE			Owners	hip: Private
Address:	63 MELROSE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1205	6.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 63 Melrose Place was constructed ca. 1917 and is located within the proposed boundary of the Estate Area Historic District. Occupying a corner lot at the northwest intersection of Melrose Place and Eagle Rock Way, the 2.5 story 4 bay Craftsman house displays a center hall form and faces south onto Melrose Place. The house is covered by a side gable roof with a front elevation clipped gable. The roof system is covered with asphalt shingles and is broken by an interior stucco faced chimney and front elevation dormers which are each distinguished by a segmental arched roof. The roof displays a pronounced overhang with extended gable-end posts. The distinctive roofline is the house's character defining feature.

Exterior elevations are clad in stucco. 6/1 double hung vinyl sash are the primary window light; casement windows are centered in front and side elevation gable ends. The house rests upon a brick foundation. A shed-roof entrance shelter incorporates fluted Doric columns and pilasters. The paneled main entrance door is framed by geometrically patterned sidelights set above a rectangular wood panel. A one-story ell, appended to the east elevation, may have been constructed as an open porch; its present appearance suggests mid-20th century remodeling.

Fronting on Eagle Rock Way, the 2.5 story, 2 bay garage is stucco-faced and rises to a steeply-pitched asbestos-covered side-gable roof. A pent roof carries across the front elevation, the central part of the pent forming the base for a gable-roofed screen porch. 6/1 double hung sash, set in plain surrounds, are the primary window light. A brick flue is centered in the south gable.

This property has not been previously surveyed. The dwelling is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-42085082	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:
 Image: Constraint of the second second

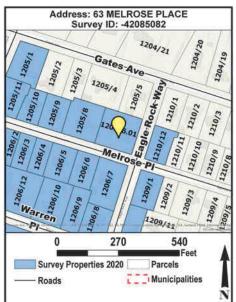
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information:					
0713_1205_6.01					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	d: 0 Building	0 Bridge			
	0 Structure	0 Landscape			
	0 Object	0 Industry			
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status:	Contributing				
	ogical Site/Deposits?	()			
Conversion Problem?	ConversionNote: 422117 6/25/2020				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-42085082	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID:	1089218129
Property Name: Address:	64 MELROSE PLACE 64 MELROSE PLACE PL		Apartment #:	Owners	hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1206	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This symmetrically arranged single-family dwelling at 64 Melrose Place was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. Occupying a corner lot at the southwest intersection of Melrose Place and Eagle Rock Way, the 2.5 story 5 bay Dutch Colonial Revival house incorporates a center hall form and faces north onto Melrose Place. The house is covered by a side-gambrel roof with a pronounced overhang. The roof system is covered with asphalt shingles and broken by a shed dormer across the street elevation, two interior brick chimneys, and 2.5 story gable roof ells appended to the rear elevation.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist primarily of 1/1 double-hung vinyl sash. The house rests upon a brick foundation. A pent roof carries across the façade incorporating the bracketed gable roofed entrance shelter, the house's character-defining feature. The paneled entrance door is framed by fluted pilasters set beneath a classically inspired cornice. Rectangular leaded-glass casement windows flank the entrance door; on the second story, a row of leaded-glass casements is centrally placed above the main entrance. A 1-story appended to the east elevation displays brick piers and a Chippendale-inspired roofline balustrade

Brick posts define the Eagle Rock Way driveway entrance. The frame 1.5 story hip-roof garage faces east on Eagle Rock Way and displays a single bay opening above which rises a centrally placed gabled dormer. A 1 bay flat roofed addition was constructed adjoining the garage's south elevation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1089218129	
Organization:	E2 Project Management			

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 National Register:
 SHPO Opinion:

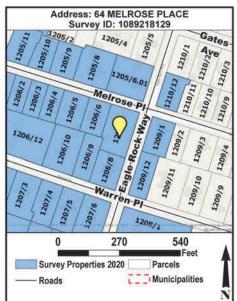
 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation Date:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	Data			2019		
Additional Information:							
0713_1206_7							
More Research Neede	1? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area His	storic District					
Status	: Contributing						
Associated Archec (known or poter	•	sits?					
Conversion Problem? Date form completed:	Convers	ionNote: 422252					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1089218129	
Organization:	E2 Project Management			

Is this Property an identifiable farm or former farm?

Site Map:

New Jersey Depa Historic Preservat	rtment of Environmental Protection ion Office			
PROPERT	FY REPORT			Property ID: -16626151
Property Name: Address:	66 MELROSE PLACE 66 MELROSE PLACE PL		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
County: ESSEX	Montclair township	Local Flace Name.	Orange	1206 6
Property Photo:				

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 66 Melrose Place was constructed ca. 1920 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house displays a 2/3 Georgian form and faces north onto Melrose Place. Although the Georgian Colonial Revival style predominates, the influence of the Craftsman style is also felt. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a distinctive fanlight eyebrow window on the front elevation, an interior brick chimney in the east gable and a gabled ell and shed dormers at the rear elevation. A 2-story recessed gable roofed ell is appended to the east elevation.

The first story is faced in stucco; classically inspired wood pilasters at the building's corners rise to a simple frieze and molded cornice which carries across the front and side elevations. The second-story is faced in wood shingles and displays a slight overhang with flared building corners. Window openings are primarily 6/6 double hung vinyl sash. The house rests upon a brick foundation. Centered on the facade, the main entrance is the house's character–defining feature. Paired square-shaped posts support a gabled entrance portico which shelters the arched double leaf main entrance.

A cast block driveway along the property's western boundary provides access to the 1 story, 2 bay gable-roofed garage, which is believed to be contemporary with the house. On its gable-fronted street face, pilasters frame the paneled garage door openings and rise to a denticulated cornice which returns on the gable. The gable face is stuccoed and displays an elongated tracery fanlight.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1662615152	
Organization:	E2 Project Management			

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 National Register:
 SHPO Opinion:

 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation Date:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Other Designation: Other Designation Date:

Site Map:

Address: 66 MELROSE PLACE Survey ID: -1662615152 Gates-Ave \$05/3 1205/4 1205/5 1210/2 1205 1205/6 Melrose-Pl le-Ro 1209/1 1206/12 1209/3 120 206 12/00/11 1207/2 120 1209/10 Warren-P 1207/3 207/5 203 1207/0 270 0 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1206_6							
More Research Needed	? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area His	toric District					
Status:	Contributing						
Associated Archeol (known or potent	• ·	sits?					
Conversion Problem?	Convers	ionNote: 422251					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1662615152	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-988910850				
Property Name:	67 MELROSE PLACE			Owners	hip: Private				
Address:	67 MELROSE PLACE PL		Apartment #:		ZIP: 07042				
PROPERTY LOCA	PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:				
ESSEX	Montclair township		Orange	1205	8				

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 67 Melrose Place was constructed ca. 1911 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Double Pile Tudor Revival house faces south onto Melrose Place. The house is covered by a crossgable roof with a pronounced overhang. The roof system is covered with asphalt shingles and broken by shed-roofed dormers on the front, west, and rear elevations and two interior brick chimneys each with corbeled caps.

Exterior elevations are clad in English bond brick, stucco, and half-timbering. The roofline dormers are faced with wood shingles. Window openings display casement windows; dormer and gable-end windows feature diamond-paned casements. The house rests upon a brick foundation. The single leaf main entrance incorporates multiple glass panes and is set within a Tudor-style arch and is framed by sidelights and a transom. The entrance surround is faced with alternating wide and narrow finished stone set beneath label molding. The Tudor style massing and detailing is the house's character design feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -988910850	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	: 67 MELROS vey ID: -98891	0850	
1206/1 1205/10 1206/2 1205/10 1206/3 1205/10 1205/10	A/24 Gates Ave Gates Ave C'socr Gates Socr Gates	Proce-Way 1205/5	1209/3 1210/10 1210/2 120/20
0	270	540	1
Survey Prop Roads	CONTRACTOR AND	Parcels Municipalities	Î

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Da	ta			2019		
Additional Information: 0713_1205_8								
More Research Needed	d? (check	ed=	Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0 1	Building	0	Bridge			
		0	Structure	0	Landscape			
		0 (Object	0	Industry			
Historic District ?	\checkmark				,			
District Name	: Estate Area His	stori	c District					
Status	Contributing							
Associated Archec (known or poter	•		s?					
Conversion Problem?	Convers	ionN	Note: 422318					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -988910850 Page 2

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	68 MELROSE PLACE			Owners	hip: Private	
Address:	68 MELROSE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1206	5	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 68 Melrose Place was constructed ca. 1911 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Georgian Revival house incorporates a center hall form and faces north onto Melrose Place. The house is covered by a hip roof. The roof system is covered with slate and broken by interior brick chimneys with corbeled caps and slate-faced segmental arched dormers emerging from each of the principal elevations.

Exterior elevations are clad in English bond brick. Window openings consist of double-hung vinyl sash incorporating a variety of upper sash patterns. The house rests upon a brick foundation. Brick quoins accent building corners. A modillion block cornice encircles the elevations. Tuscan columns and brick piers distinguish the 1 story entrance pavilion which rises to a wrought iron roofline balustrade. The double leaf main entrance doors are set beneath a fanlight.

An enclosed 1-story porch is appended to the east elevation. Brick quoins accent corners, Tuscan columns frame window openings and a wrought iron balustrade surmounts the roofline.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

(Primary Contact)

Property ID: -1359071189 -1359071189

Property ID.

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1206_5							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1359071189	
Organization:	E2 Project Management			

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-517406041
Property Name:	69 MELROSE PLACE			Owners	
Address:	69 MELROSE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1205	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1

Description:

This single-family dwelling at 69 Melrose Place was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay double pile Tudor Revival leans more toward the English Cottage style and faces south onto Melrose Place. The house is covered by a cross-gable roof with a clipped front gable. The roof system is covered with asphalt shingles and broken by ashlar-faced chimneys.

Exterior elevations are clad in stucco and coursed ashlar. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a brick foundation. A single leaf paneled entrance door is set underneath a shed-roofed shelter and is accessed from a gently-curved fieldstone path. A paved driveway adjacent to the eastern property line provides access to a surface parking area adjacent to the dwelling's east elevation. The dwelling's overall shape and massing is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:		
Survey Name	: Estate Potential Historic Resource Area		Property ID:	Page
Surveyor	: Joseph Schuchman	(Primary Contact)	-517406041	
Organization	: E2 Project Management			

Site Map:

Location Map:

Address: 69 MELROSE PLACE Survey ID: -517406041 1208123 1204/24 1209122 1204/21 1201/2 1201/3 1201/4 Gates-Ave 1205/2 1205/3 1205/4 201/4.0. 1205/5 11 1201/5 200 Clin 201 1206/1 1210/12 Rock 1206/2 Melrose-Pl 1206/3 4 1206/5 ~ 1209/1 Varren 1206/12 10 2007 PI 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1205_9							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -517406041 Page 2

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	70 MELROSE PLACE			Owners	hip: Private	
Address:	70 MELROSE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1206	4	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 70 Melrose Place was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Dutch Colonial Revival house incorporates an irregular form and faces north onto Melrose Place. The house is covered by a steeply-pitched cross-gambrel roof. The roof system is covered with asphalt shingles and is broken by a shed dormer and an interior brick chimney. Flared roofline corners and a pronounced overhang extend the second-story beyond the first-story wall surface overhang defining the first-story cornice. Oriented towards the street, the gambrel end is the house's character-defining feature.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist of vinyl double-hung sash and casement windows. The house rests upon a brick foundation. The paneled main entrance door and flanking side multi-light sidelights are set within a segmental arch and framed by bracketed pilasters which support a molded entrance hood, itself a continuation of the first-story cornice.

The brick-bordered flagstone walkway to the main entrance is a recent installation. Along the property's western boundary, an asphalt driveway leads to a 2 car frame garage displaying a single bay opening. The exterior walls are covered in rectangular cut wood shingles and rise to a shallow gable roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 168611090 Page 1

168611090

Property ID.

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: **Other Designation:** Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 70 MELROSE PLACE Survey ID: 168611090



BIBLIOGRAPHY:

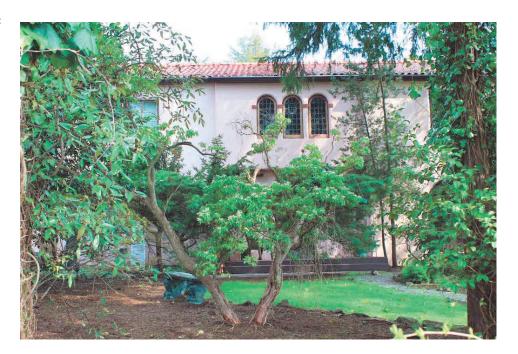
Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data				2019		
Additional Information:								
0713_1206_4								
More Research Needeo	I? (check	ed=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:) Building		0	Bridge			
) Structure		0	Landscape			
) Object		0	Industry			
Historic District ?	\checkmark							
District Name	Estate Area His	toric District						
Status	Contributing							
Associated Archeo (known or poten	logical Site/Depo tial sites. If Yes, p		e briefly)					
Conversion Problem?	Convers 6/25/2020	onNote: 4	422249					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	168611090	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID: 324501852
Property Name:	71 MELROSE PLACE			Ownership: Private
Address:	71 MELROSE PLACE PL		Apartment #:	ZIP: 07042
PROPERTY LOCA				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1205 10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The two-story dwelling at 71 Melrose Place is a 3-bay, Spanish Colonial revival with a center hall plan. Primarily clad with stucco, the sidegable roof is capped with tile shingles. The second story central bay projects at the front elevation protecting the front entry beneath. Fenestration consists primarily of casement and fixed-panel windows in varying configurations. The inset roman-arched wood front entry door is accented with a metal scrollwork light. The foundation is not visible from public view.

The lot is landscaped is densely wooded with hedgerows and decorative plantings screening view from the street.

Constructed circa 1912, the building is located within the current boundaries of the proposed Estate Area Historic District. This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date is within the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: heet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 324501852	
Organization:	E2 Project Management		

Location Map:

Site Map:

	: 71 MELROS vey ID: 32450	1852	
201/7 27 9/102	1204/ Gates: Ave Gates: Ave 150c1 150c1 1150c1 150c1 150c1 150c1 150c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1 100c1	тел кт (<u>Sor</u> 1205/4 <u>1205/4</u> <u>1205/</u> <u>1205/</u>	1205/5
0	270	540 Feet	1
Survey Prope	rties 2020	Parcels	î
Roads	222	Municipalities	
			N

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1205_10							
More Research Neede	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name	: Estate Area Hist	oric District					
Status	: Contributing						
Associated Archeo (known or poter		sits?					
Conversion Problem?	Conversio	onNote: 422320					
Date form completed:	6/25/2020						

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	-72292225	1
Property Name:	72 MELROSE PLACE			Owners		
Address:	72 MELROSE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1206	3	
Property Photo:	and the second		-			



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 72 Melrose Place was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house displays Craftsman elements on a four square plan and faces north onto Melrose Place. The house is covered by a high hip roof. A modillion block cornice forms the underside of the pronounced roofline overhang. The roof system is covered with asphalt shingles and broken by hipped-roof dormers on each of the principal elevations and an interior brick chimney.

Exterior elevations are clad in rectangular cut wood shingles. Window openings consist of 1/1 double-hung vinyl sash with applied muntins. The house rests upon a brick foundation. A recessed 2 story ell, appended to the east side, is similarly executed.

The main entrance, the house's character-defining feature, is centered on the symmetrically arranged street elevation. Tuscan columns and pilasters fluted on the shaft's lower one-third, rises to a modillion block cornice and high hip roof. The paneled entrance door is framed by multi-light sidelights.

A cast block driveway, of more recent installation, extends near the property's eastern boundary to provides access to a 2 car garage, which appears contemporary with the house and displays similar design elements. The frame structure is covered in rectangular cut wood shingles which rise to a modillion block cornice and a steeply pitched asbestos covered pyramid roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-722922251	
Organization:	E2 Project Management			

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: **Other Designation:** Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 72 MELROSE PLACE Survey ID: -722922251 1201/4 Gates 2 1205/3 Ave 1205/4 1205 1201/4.03 11/50 205 1201/5 1205 1205 1201/6 1205/6.0 leirose-Pi 1206/7 1206

BIBLIOGRAPHY:

1201/7

1201/9

Cliny

1207/1

Roads

0

120712

Survey Properties 2020

1206/12

1206/10

50

Parcels

540

Feet

N

Warren-P

270

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information: 0713_1206_3							
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Hist	oric District					
Status:	Contributing						
Associated Archeol (known or potent		its?					
Conversion Problem?	Conversio	onNote: 422248					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-722922251	
Organization:	E2 Project Management			

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	-1499769532
Property Name: Address:	74 MELROSE PLACE 74 MELROSE PLACE PL		Apartment #:	Owners	Ship: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1206	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 74 Melrose Place was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall plan house incorporates elements associated with the Colonial Revival, Craftsman, and Gothic Revival styles and faces north onto Melrose Place. The house is covered by a side-gable roof. The roof system is covered with asphalt shingles and broken on the front elevation by a steeply-pitched gable, characteristic of a Gothic Revival cottage, which is flanked by segmental arched dormers; the façade gable is the house's character-defining feature. A stucco-faced chimney is set into the east gable. The roofline cornice, composed of a molded architrave, trygliph-ornamneted frieze, and molded cornice carries across the elevation and returns on the gable.

The first story and the roofline dormers are faced in stucco; remaining surfaces are clad in wood shingle. Window openings consist primarily of 1/1 vinyl double-hung sash with applied muntins; casement windows are also utilized. The house rests upon a brick foundation. The centrally-placed entrance bay is the house's character-defining feature. The trapezoid-shaped entrance porch incorporates Tuscan columns and pilasters rising to a cornice which reflects the design of the roofline cornice. The paneled main entrance door is set behind a wooden screened door ornamented with turned balusters and flanked by tracery pattern sidelights. A Palladian window is centered above the entrance at the second-story and a fanlight set directly above.

A 2 car frame garage is located near the rear property line and appears to date from the early 20th century. The 1.5 story building presents its gambrel roof face to the street; a Palladian style window is centered within the front elevation's half-story.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Melrose Place expanded westward through lands owned by William B. Holmes and Edward Sweet around 1910. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial

Survey Name	Estate Potential Historic Resource Area		Property ID:	Page 1
ourvey Name.	Estate Potential Historie Resource Area			lage
Surveyor:	Joseph Schuchman	(Primary Contact)	-1499769532	
Organization:	E2 Project Management			

and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates: Eligibility Work Location Map:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: Issheet included in present survey?	Is this	C Other	Local Desig Other Desig Designatio	gnation:	rm?
BIBLIOGRAPHY: Author: Township of Montclai Additional Information 0713_1206_2	on:			Year: 2019	HPO Accession #:	(if applicable)
More Research Nee	eded? (checked=Yes)					
INTENSIVE-LEVEL	t?	0 0 0	Bridge Landscape Industry	9		
	cheological Site/Deposits?					
Conversion Problem' Date form completed			-			
Surveyo	 e: Estate Potential Historic Resource Area r: Joseph Schuchman e: E2 Project Management 		(Prima	ary Contact	Property ID: -1499769532	Page 2

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office					
PROPER	TY REPORT			Property ID:	124701	9546
Property Name: Address:	2 MULFORD LANE 2 MULFORD LANE LN		Apartment #:	Owners	ship: Priva ZIP: 0704	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	204	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 2 Mulford Lane was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay center hall plan Tudor Revival house faces east onto Mulford Lane. The house is covered by a cross-gable roof. The roof system is covered with asphalt shingles and broken by gable and hip roof dormers and an interior brick chimney centered in the south gable.

Exterior elevations are clad in running bond brick. Dormer gable ends are faced in wood shingles. Window openings consist of vinyl casement and fixed panes. The house rests upon a brick foundation. The single leaf paneled main entrance door is set within a now enclosed shed roof porch. The steeply pitched gable roofs are the house's character-defining feature. A Belgian block driveway leads upward to the 2 car garage which is set into the north gable.

This property has not been previously surveyed. The building is in good condition with a medium degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation—a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area. Located on the west side of Mulford Lane, this Tudor Revival house sits at the apex of a pronounced rise and fronts on a grass covered expanse. The dwelling is framed by deciduous trees and bushes. Accessible only from its intersection with Union Street, Mulford Lane was introduced into the Estate Area street plan about 1920.

(Primary Contact)

Property ID: 1247019546

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 2 MULFORD LANE Survey ID: 1247019546 100 204/5 204/6 201/4 204/7 5 204/4 204/13 204/3 Rd 204/10 -Lioyd-F 201/3 204/11 204/1 200 rclin.po Union-St 203/10 203/9 203 201/2 203/7 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 204 2 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422339 6/25/2020 Date form completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1247019546	
Organization:	E2 Project Management			

New Jersey Depa Historic Preservat	rtment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	1868346571
Property Name:	8 MULFORD LANE			Owners	
Address:	8 MULFORD LANE LN		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 8 Mulford Lane was constructed ca. 1968 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay Minimal Traditional house employs a split level form and faces east onto Mulford Lane. The house is covered by a side gable roof with pronounced overhang. The roof system is covered with an asphalt shingle roof and broken by a vent pipe and a gable end brick chimney.

Exterior elevations are functionally detailed and clad in wood shingle. Window openings consist of 1/1, double-hung aluminum sash. The house rests upon a parged concrete block foundation. A quarter-turn concrete staircase leads to the recessed main entrance; the single panel entrance door is framed by oversized side lights and transom. A 2 car garage is set into the front elevation's ground level. The split-level form is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation—a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area. The single-family dwelling at 8 Mulford Lane is set back from Mulford Lane. The angled paved driveway is framed by trees and bushes. Mulford Lane was introduced into the Estate Area street plan about 1920 and is accessible only from its intersection with Union Street.

(Primary Contact)

Property ID: 1868346571

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 8 MULFORD LANE Survey ID: 1868346571 201/7 201/1 201/6 201/4 204/5 Antine Cost 204/6 204/7 204/14 204/13 204/3 -Lioyd-Rd 204/2 204/12 110 201/3 204/11 04/1 descliff Union-St 203/0 203/10 203/8 201/2 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) GIS Tax Parcel Data Township of Montclair 2019 Additional Information: 0713 204 4 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

6/25/2020

Conversion Problem? ConversionNote:

Date form completed:

422348

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	2012050417
Property Name:	10 MULFORD LANE			Owners	ship: Private
Address:	10 MULFORD LANE LN		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story dwelling at 10 Mulford Lane is a 4-bay asymmetrical center-hall structure borrowing heavily from the colonial revival style. Clad in clapboards, the home features a stacked gable-front bay on the south side of the front elevation. Asphalt shingles cap the sidegable roof while gable-front dormers pierce the front roof plane. Fenestration consists of a mix of fixed pane, 4/4 double hung sash, and Palladian windows. The main entry is a single leaf paneled fiberglass door flanked by side lights. The foundation is parged concrete.

A broad manicured lawn slopes down toward Mulford lane, buffering the home from the street while decorative low bushes trim the foundation and the walkway to the main entry.

Constructed circa 2004, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID	:
Survey	or: Joseph Schuchman	(Primary Contact) 2012050)4

Organization: E2 Project Management

17

Page 1

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

		s: 10 MULFOR rey ID: 201205	0417	
201/1	201/7	Hi	100	+
201/4	toya.	4/5 206 min	204/14	Ave
201/3	204/1 204/1	~ ~	204/14 204/13 204/13 204/12 8 Mount 8	Interim
	0	270	540	
1	irvey Prope bads		Parcels Municipalities	N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	I D	ata			2019		
Additional Information: 0713_204_6								
More Research Needed	d? (check	ed	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area Hi	sto	ric District					
Status	Non-Contributi	ng						
Associated Archeo (known or poter	•		ts?					
Conversion Problem?	Convers	sior	Note: 422350					

6/25/2020

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 2012050417 Page 2

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	1915217758
Property Name:	11 MULFORD LANE			Owners	hip: Private
Address:	11 MULFORD LANE LN		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 11 Mulford Lane was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Minimal Traditional house displays a center hall form and faces west onto Mulford Lane. The house is covered by an expansive hip roof with a pronounced overhang. The roof system is covered with an asphalt shingle roof and is broken by a vent pipe and by an interior brick chimney which rises to a corbeled cap.

Exterior elevations are clad in stucco and display a simply molded cornice. Building corners rise to a denticulated capital, which appears to post-date the dwelling's construction. Window openings consist of 4/4 double-hung sash and fixed panes. The house is set below street level and rests upon a brick foundation. The main entrance, the house character-defining feature, is accessed from a fieldstone walkway and staircase and is distinguished by a copper gable roofed shelter with Tuscan columns; the paneled single leaf entrance is framed by single panel glass sidelights and transom.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area. The single family house is located on the east side of Mulford Lane and, owing to the existing terrain, is set below the street level. A handsome flagstone walkway and stairs provides access to the main entrance. Evergreen trees and bushes frame and substantially screens the front elevation. Mulford Lane was introduced into the Estate Area street plan about 1920 and is accessible only from its intersection with Union Street.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1915217758 Page 1

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data				2019		
Additional Information:								
0713_204_7								
More Research Needed	? (checke	d=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building	(0	Bridge			
	0	Structure	(0	Landscape			
	0	Object	(0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Hist	oric District						
Status:	Non-Contributing							
Associated Archeol (known or poten	ogical Site/Depos ial sites. If Yes, ple		iefly)					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1915217758	
Organization:	E2 Project Management			

-921130872 PROPERTY REPORT Property ID: Ownership: Private Property Name: 14 MULFORD LANE 14 MULFORD LANE LN **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: **USGS Quad:** County: Local Place Name: Block: Lot: ESSEX Montclair township Orange 204 15.04

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 14 Mulford Lane was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story, 5 bay house faces west onto Mulford Lane. The house is covered by a side-gable roof. The roof system is covered with textural slate and broken by slate covered shed roofed dormers on the front and north elevations, slate covered, pyramid roofed ventilators, and a rubble faced chimney which is centered in the north gable.

Exterior elevations are clad in rubble and stucco. Window openings consist of replacement casement windows. The house rests upon a foundation which utilizes both brick and parged concrete block. A stucco and rubble-faced octagonal corner tower with bell cast roof is placed at the juncture of the north and east gables. Rubble-faced concrete stairs leads upward from the ground level to the first story's single leaf main entrance which is located within the corner tower. The significant use of slate as a roofing and wall sheathing material is the house's character-defining feature. A 2 bay garage is set into the dwelling's ground level fronting on Mulford Lane.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area. This single-family house is set at the top of a pronounced rise and fronts on a grass lawn. Deciduous trees frame the house's side and rear elevations. Mulford Lane was introduced into the Estate Area street plan about 1920 and is accessible only from its intersection with Union Street.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -921130872

Page 1

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 14 MULFORD LANE Survey ID: -921130872



BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713 204 15.04						
More Research Needed? (checked=Yes)						
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	: Estate Area Historic District					
Status	Contributing					
Associated Archeological Site/Deposits?						
Conversion Problem?	ConversionNote: 422357					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-921130872	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID: -1949820795
Property Name:	15 MULFORD LANE			Ownership: Private
Address:	15 MULFORD LANE LN		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	204 15.1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story, 3-bay dwelling at 15 Mulford Lane is center hall in plan and minimal traditional in style. Stucco clads the walls while wood shingles cap the high-hipped roof. Fenestration consists primarily of casement windows. The main entry is an inset single leaf glass panel door topped with a transom window. The foundation is not visible from public view.

Set below Mulford Lane, the home is centrally-sited and buffered from the street by a broad manicured lawn. Coniferous bushes and arranged planting beds trim the foundation and line the walkway.

Constructed circa 1980, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -1949820795	
Organizatio	n: E2 Project Management		

Site Map:

Location Map:

Address: 15 MULFORD LANE Survey ID: -1949820795 201/8 204/15.01 1/15.06 201/7 1301/28 ^{201/6} Eloyd-Rd 3 Munordy 204/5 204/6 204/7 204/14 204/4 1301/24 204/13 204/3 S 1301/23 S 204/10 204/2 204/12 1301/22 204/1 00 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_204_15.10							
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histe	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	its?					

Date form completed:

6/25/2020

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-88092695
Property Name:	18 MULFORD LANE				hip: Private
Address:	18 MULFORD LANE LN		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	15.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

The 2-story dwelling at 18 Mulford Lane is a 3-bay, colonial revival with a center hall plan. Clad in stucco, a balustraded balcony supported by simple columns covers the front entry. Asphalt shingles cap the hipped roof. Fenestration consists of both 6/6 double hung sash and fixed pane windows. The main entry is a single leaf fiberglass paneled door flanked by sidelights and topped with a fanlight. The foundation is not visible from public view.

Rising above Mulford Lane, a manicured lawn retained by dry-laid stone walls buffers the home from the street. Thoughtfully-arranged plantings are located throughout the yard while bushes trim the foundation, drive, and walkways.

Constructed circa 1994, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:		
Surveyor:	Joseph Schuchman	(Primary Contact) -88092695		
Organization:	E2 Project Management			

Certification of Eligibility:

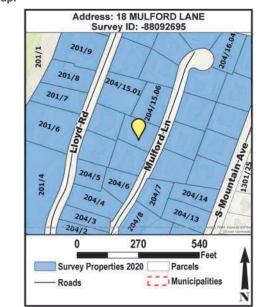
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_204_15.05							
More Research Needed	d? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: (Building	0	Bridge			
	(Structure	0	Landscape			
	(Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area His	toric District					
Status	Non-Contributin	g					
Associated Archeo (known or poten	logical Site/Depo tial sites. If Yes, pl		De briefly)				
Conversion Problem?	Conversi	onNote:	422358				

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -88092695

-579489516 PROPERTY REPORT Property ID: Ownership: Private **19 MULFORD LANE Property Name:** 19 MULFORD LANE LN ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot: ESSEX Montclair township Orange 204 15.09

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 19 Mulford Lane is a 3-bay Tudor revival with a center hall plan. The projecting central bay of the front elevation is clad in common bond brick while the remainder of the dwelling is covered in stucco and half-timber and wood shingles. Asphalt shingles cap the side-gable roof while a gable-front dormer breaks the roofline. A 1.5-story garage is appended to the north elevation. Fenestration consists primarily of single- and multi-pane casement and fixed pane windows. The main entry consists of an inset single leaf door with sidelights. The foundation is not visible from public view.

The lot sits below Mulford Lane and is buffered from the street by a wide manicured lawn. Mulched planting beds line the foundation and walkway.

Constructed circa 1982, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	Joseph Schuchman	(Primary Contact) -579489516	
Organization	E2 Project Management		

Certification of Eligibility:

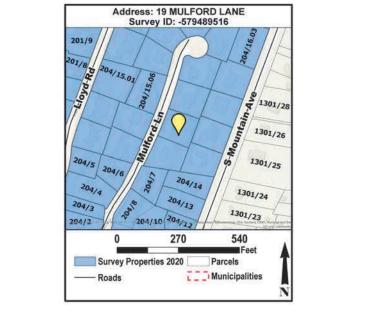
Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	ata			2019		
Additional Information: 0713_204_15.09								
More Research Needed	d? (check	ked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		,					
District Name	: Estate Area Hi	sto	ric District					
Status	: Non-Contributi	ng						
Associated Archec (known or poter	•		ts?					
Conversion Problem?	Convers	sioi	nNote: 422361					

Conversion Problem? ConversionNote:

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

6/25/2020

(Primary Contact)

Property ID: -579489516

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	-1782390282
Property Name: Address:	22 MULFORD LANE 22 MULFORD LANE LN		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

ESSEX Montclair township Orange 204 15.06

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1782390282

Description:

The 1-story building at 22 Mulford Lane is a 3-bay, minimal traditional Ranch primarily clad with common bond brick and capped with an Asphalt shingle roof. Fenestration consists primarily of casement and fixed pane windows. The main entry is obscured from public view as is the foundation.

The lot is heavily dense landscaped with deciduous and evergreen trees and shrubs.

Constructed circa 1980, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation-a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1782390282	
Organization:	E2 Project Management			

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potenti	ogical Site/Deposi al sites. If Yes, plea		iefly)				

(Primary Contact)

Property ID: -1782390282

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-142975629
Property Name:	24 MULFORD LANE			Owners	hip: Private
Address:	24 MULFORD LANE LN		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	16.07

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-142975629

Description:

The 2.5-story dwelling at 24 Mulford Lane is a 4-bay contemporary salt box primarily clad with diagonal wood clapboard and capped with an asphalt shingle roof. Fenestration consists of casement and fixed pane windows. The inset main entry is a single leaf glass panel door. The foundation is parged concrete.

The lot is densely landscaped with deciduous and evergreen trees and shrubs.

Constructed circa 1982, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

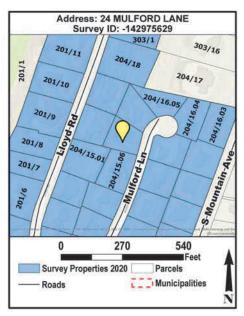
Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation-a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration National Historic Landmark?: and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-142975629	
Organization:	E2 Project Management			

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_16.07							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

New Jersey Depa Historic Preserva	rtment of Environmental Protection tion Office			
PROPER	TY REPORT			Property ID: -1715160001
Property Name:	25 MULFORD LANE			Ownership: Private
Address:	25 MULFORD LANE LN		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	204 15.08

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story, 3-bay residence at 25 Mulford Lane is an international-style home with a center hall plan. Stucco covers the walls while it is unclear what caps the flat roof. Fenestration consists of casement and fixed pane windows while the main entry is a double leaf glass panel door. The foundation is not visible from the public view.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1991, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation—a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1715160001	
Organization:	E2 Project Management			

Location Map:

Address: 25 MULFORD LANE Survey ID: -1715160001 201/10 204/17 204/16.05 4/16.04 204/16.03 201/9 Vd-Rd. 1301/31 1301/31 1301/29 LIO, 204/15.01 04/15.06 Autord-Ln-204/5 1301/25 204/6 204/7 204/14 1301/24 204/4 4/13 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_15.08							
More Research Needed?	? (checked	=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeolo (known or potenti	• •	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1715160001

PROPER	TY REPORT			Property ID: -864625542				
Property Name:	26 MULFORD LANE			Ownership: Private				
Address:	26 MULFORD LANE LN		Apartment #:	ZIP: 07042				
PROPERTY LOCA	PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:				
ESSEX	Montclair township		Orange	204 16.06				

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story dwelling at 26 Mulford Lane is a 2-bay, contemporary hall & parlor home primarily clad with vertical wood siding and capped with an asphalt shingle side-gable roof. Fenestration consists primarily of casement windows while the main entry is a tri-leaf glass panel door. The foundation is not visible from the public view.

A manicured lawn buffers the house from the street while coniferous and deciduous bushes trim the foundation and walkways.

Constructed circa 1986, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation-a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-864625542	
Organization:	E2 Project Management			

Location Map:

Address: 26 MULFORD LANE Survey ID: -864625542 303/1 303/15 201/11 201/1 303/16 204/18 201/10 204/17 Ro 204/16.05 -Jova-204/16.04 04/16.03 201/9 -S-Mountain-Ave -Mulford-Ln-201/8 204/15.01 04/15.06 201/7 1301/28 201/6 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information: 0713_204_16.06							
More Research Needed	? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	its?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

Property ID: -864625542

290390753 PROPERTY REPORT Property ID: 27 MULFORD LANE Ownership: Private Property Name: 27 MULFORD LANE LN **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Municipality: Local Place Name: **USGS Quad:** County: Block: Lot:

ESSEX	Montclair township	Orange	204	16.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 27 Mulford Lane is a 2-bay, contemporary hall & parlor clad with wood shingles accented by coursed ashlar and capped with an asphalt shingled side-gable roof. Fenestration consists of casement windows and the main entry is obscured from public view by screening vegetation. The foundation is not visible from the public view.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1983, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation—a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	290390753	
Organization:	E2 Project Management			

Location Map:

Address: 27 MULFORD LANE Survey ID: 290390753 201/11 303/16 204/18 01/9 201/10 204/17 Lloyd-Rd-204/16.05 04/16.04 204/16.03 -S-Mountain-Ave-1301/3 1301/31 204/15.01 204/15.06 1301/29 Mulford-Ln-1301/28 1301/26 1301/25 204/5 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_16.01							
More Research Needed?	? (checked	=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeolo (known or potenti	-	ts?					

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph SchuchmanOrganization:E2 Project Management

(Primary Contact)

Property ID: 290390753

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	69554284		
Property Name:	29 MULFORD LANE			Owners	hip: Private		
Address:	29 MULFORD LANE LN		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	204	16.04		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 1.5-story residence at 29 Mulford Lane is a 4-bay, contemporary salt box clad with vertical wood siding and capped with asphalt shingle shed roofs. Fenestration consists of casement and fixed pane windows. The main entry is an inset double-leaf oval lighted fiberglass door topped by a tapered transom.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1983, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation-a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

1

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	69554284	
Organization:	E2 Project Management			

Location Map:

Address: 29 MULFORD LANE Survey ID: 69554284 303/15 303/1 Lloyd-Rd 303/16 204/18 Myrtle 204/17 204/16.05 1301/1 1301/33 14/16.03 1301/32 Mulford-Ln-204/15.06 1301/29 1301/28 1301/5 1301/26 1301/10 0 270 540 Feet Survey Properties 2020 Parcels C C Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_204_16.04							
More Research Needeo	d? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area Histo	oric District					
Status	: Non-Contributing						
Associated Archeo (known or poter	•	its?					
Conversion Problem?	Conversio	nNote: 422369					

Date form completed:	
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6/25/2020

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	69554284	
Organization:	E2 Project Management			

1070607101 PROPERTY REPORT Property ID: Private **30 MULFORD LANE Property Name:** Ownership: 30 MULFORD LANE LN ZIP: 07042 Address: Apartment #: **PROPERTY LOCATION(S): Municipality:** Local Place Name: **USGS Quad:** County: Block: Lot: 204 ESSEX Montclair township Orange 16.05

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 1-story dwelling at 30 Mulford Lane is a 3-bay classical revival ranch primarily clad with common bond brick and capped with a highhipped asphalt shingle roof. Fenestration consists of casement and fixed pane windows flanked by decorative louvered shutters. The main entry is an inset double leaf glass panel door flanked by louvered shutters and topped with a segmental arch. The foundation is not visible from public view.

The lot is landscaped to include a manicured lawn, sweeping planting beds, and bushes trimming the foundation and walkways.

Constructed circa 1983, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Named for Vincent Strong Mulford, co-owner of the Montclair Times and president of the Mulford Realty Corporation—a Florida real estate developer, this street appeared ca. 1925 likely for real estate speculation preceding the housing collapse of 1926. Development along this street did not revive until the 1960s, making it a late-bloomer with regard to the Estate Area Historic District. Mulford Lane occupies a shelf along the hillside with homes on the west side elevated above the street and homes on the east recessed below. Stone curbing partitions the pavement from sloping yards of either manicured lawns or curated mulch. An assortment of coniferous and deciduous trees interspersed with occasional hedgerows, retaining walls, or decorative plantings maintain the largely arboreal nature of this late-developed area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 1070607101	
Organizati	on: E2 Project Management		

Location Map:

Address: 30 MULFORD LANE Survey ID: 1070607101 201/ 303/15 303/1 201/11 303/16 204/18 204/17 201/10 Ro S-Mountain-Ave-6.05 04/16.04 201/9 10/ 04/16.03 8 1301/31 Mulford-1 204/15.01 4/15.06 Ś 1301/29 1301/28 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_16.05							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

Property ID: 1070607101

Historic Preservat	rtment of Environmental P tion Office				
PROPER	TY REPORT			Property ID:	1537054340
Property Name: Address:	MURRAY STREET MURRAY STREET ST		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOCA County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	19
Property Photo:					

Old HSI Number:

Description:

VACANT LAND

Setting:

This vacant lot of land is part of a larger parcel located along Valley Way.

Registration and Status Dates: National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

NRIS Number:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

HABS/HAER Number:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Property ID: 1537054340

Location Map:

Site Map:

	ss: MURRAY S vey ID: 153705	STREET 54340
22/E01 22/E01 22/26 103/26	Eag. E	51REET 54340 104/3 104/6 6.Rock-Way 5
TT Strong	20 103	210110111
Harmory Ser	88.0311	1101/3 1201/10/1102/10/1102/10/1102/10/1102/10/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1002/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1102/1002/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000/1000000
198.02	02/8	1101/2 10017 10018
0	270	540 Feet
Survey Prope	erties 2020	Parcels
Roads	THE REPORT OF	Municipalities

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_103_19						
More Research Needed?	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0 E	Bridge			
	0 Structure	0 L	_andscape			
	0 Object	0 I	ndustry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422135					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1537054340	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID: -1765515804
Property Name:	7 RAMSAY ROAD			Ownership: Private
Address:	7 RAMSAY ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	101 4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 7 Ramsay Road was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house employs a ranch plan and faces east onto Ramsay Road. The house is covered by an asphalt shingle cross gable roof and is broken by both an interior brick chimney at the south gable and a vent pipe.

Setting:

Platted in 1927 by the Rudgers Building Supply Company, formerly the I. Newton Rudgers Lumber Company of Montclair, New Jersey, Ramsay road sought to capitalize on the booming housing market of the 1920s with several well-apportioned house lots. Curving along a small terrace, the house lots all occupy the west side of the road and command a terrific view of the New York City Skyline. Ample manicured and leaf-strewn canopied yards buffer the homes from the stone-curbed street. Retaining walls, hedgerows, and vast planting beds both screen the homes from public view as well as delineate the foundations, drives, and walkways. Ramsay Road provides a modicum of country seclusion in an otherwise suburban setting. The single-family dwelling is narrowly set back from Ramsay Road and is accessed from a paved driveway. The house framed by overgrown trees and bushes. Branching off Undercliff Road at both its northern and southern terminus, Ramsey Road was introduced into the Estate Area street plan about 1920. Each of its four dwellings occupies the western side of the road; the rear property line of Undercliff Road residences backs up to the eastern side of Ramsay Road.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Location Map:

Address: 7 RAMSAY ROAD Survey ID: -1765515804 C. C. C. C. C. 102/1 101/6 150/1.02 102/3.01 101/5 102/5.01 101/5.01 S.E. 1/101 102/6 150/1 Fagle Rock 102/2 Way 103/ 5.01 150/1.01 cliff.Rd 101/3 101/101 101/2 Und Briar Hill 103/5 Crest-Ra à 103/4 270 540 0 Feet Parcels Survey Properties 2020 L _ _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_101_4						
More Research Needed	d? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	Estate Area Historic District					
Status	: Non-Contributing					
	ological Site/Deposits?					
Conversion Problem?	ConversionNote: 422215					
Date form completed:	6/25/2020					

Site Map:

PROPER	TY REPORT			Property ID:	727077936
Property Name:	11 RAMSAY ROAD			Owners	hip: Private
Address:	11 RAMSAY ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	5.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

The 2-story dwelling at 11 Ramsay Road is a 5-bay, minimal traditional with a split level plan primarily clad with asbestos shingles and capped with an asphalt shingle side-gable roof. Fenestration consists of one/one double hung and casement windows. The main entry is a tri-leaf glass panel door. The foundation is parged concrete.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1989, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

F

Platted in 1927 by the Rudgers Building Supply Company, formerly the I. Newton Rudgers Lumber Company of Montclair, New Jersey, Ramsay road sought to capitalize on the booming housing market of the 1920s with several well-apportioned house lots. Curving along a small terrace, the house lots all occupy the west side of the road and command a terrific view of the New York City Skyline. Ample manicured and leaf-strewn canopied yards buffer the homes from the stone-curbed street. Retaining walls, hedgerows, and vast planting beds both screen the homes from public view as well as delineate the foundations, drives, and walkways. Ramsay Road provides a modicum of country seclusion in an otherwise suburban setting.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: heet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
Survey Name:	Estate Potential Historic Resource Area	Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact) 727077936
Organization:	E2 Project Management	

Location Map:

Site Map:

	s: 11 RAMSA vey ID: 72707		
150/1.02 150/1 C ⁶⁶⁸ f0	and have	1/6 101/3.01	101/8 It co.
t/tor	PIE	102/5 103/5.01	133/6 1 10
1/051 0 Survey Prope	270	103/5 540 Feet Parcels	eleon
Roads	L	Municipalities	N

BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		. ,, , ,
Additional Information: 0713_101_5.01						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Ulada da District O	0 Object	0	Industry			
Historic District ?						
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					

PROPER	TY REPORT			Property ID: -237020907
Property Name:	15 RAMSAY ROAD			Ownership: Private
Address:	15 RAMSAY ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	101 5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 15 Ramsay Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house has a center hall plan and faces east onto Ramsay Road. The house is covered by a side gable roof. The roof system is covered with hang-down slate and broken by gabled ells emerging from the front and rear elevations. A hip-roof front elevation dormer and a two-story entrance tower also break the roof plane. Within the south gable, a coursed ashlar chimney rises to a Tudor inspired stack which displays decorative brickwork, a corbeled cap, and clay flues.

Exterior elevations incorporate a variety of sheathing materials including stucco, running bond brick, ashlar, wood clapboard, half-timbering, and rectangular cut wood shingles. Window openings consist of casement and fixed panes many displaying patterned glass. Resting upon a brick foundation, the house extends from a corner turret into which the main entrance is placed. The Roman arch opening contains a single leaf strapped and paneled main entrance door. Random ashlar frames and visually delineates the point of entry. The tower's roofline displays a stucco arcade set below the conical roof. The variety and arrangement of exterior materials and shapes is the house's character-defining feature.

This property was previously surveyed in 1981 identifying the architect as Oscar Bryant Smith of Millburn, New Jersey and the Montclair firm of Barret Construction as the builder. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Platted in 1927 by the Rudgers Building Supply Company, formerly the I. Newton Rudgers Lumber Company of Montclair, New Jersey, Ramsay road sought to capitalize on the booming housing market of the 1920s with several well-apportioned house lots. Curving along a small terrace, the house lots all occupy the west side of the road and command a terrific view of the New York City Skyline. Ample manicured and leaf-strewn canopied yards buffer the homes from the stone-curbed street. Retaining walls, hedgerows, and vast planting beds both screen the homes from public view as well as delineate the foundations, drives, and walkways. Ramsay Road provides a modicum of country seclusion in an otherwise suburban setting. This Tudor Revival house crowns the apex of a pronounced rise and fronts on a grass lawn. An undulating flagstone path leads to the main entrance steps. Tress, bushes and low level plantings ornament and partially screen the front elevation. Branching off Undercliff Road at both its northern and southern terminus, Ramsey Road was introduced

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-237020907	
Organization:	E2 Project Management			

into the Estate Area street plan about 1920. Each of its four dwellings occupies the western side of the road; the rear property line of Undercliff Road residences backs up to the eastern side of Ramsay Road.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Work	sheet included in present survey?	Is this Property an identifiable farm or former farm?
Location Map:		Site Map:
	Address: 15 RAMSAY ROAD Survey ID: -237020907	
	101/8 101/5 101/5	0 8
	102/30.	1001

104/3 104/33

N

ag1e104/34 Rock-Way

103/5.01 103/6

5

540

Feet

0.0 102/5.01

102/6

103/5

Parcels L _ Municipalities

102/3

270

101/5.01

101/3

101/4

101/2

Survey Properties 2020

0

Roads

BIBLIC	OGRAF	PHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area			1986			
Township of Montclair	GIS Tax Parcel	GIS Tax Parcel Data			2019		
Additional Information:							
0713_101_5 SURVEY: ESS GB 93 v4;	HSI: 0713-862						
More Research Needed	? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed:	1 Building	0	Bridge			
) Structure	0	Landscape			
Historic District ?		0 Object	0	Industry			
District Name:	Estate Area His	toric District					
Status:	Key Contributin	g					
Associated Archeol (known or potent		sits?					
Conversion Problem?	Conversi	onNote: 422216					
Date form completed:	6/25/2020						
	etate Potential Hi	storic Resource Area				Property ID:	Page
Survey Name: E							
2	oseph Schuchma	in		(Primar	y Contact)	-237020907	

BUILDING ATTACHMENT

Property ID:	-237020907
Element ID:	-522867474

Common Name:	15 Ramsay Roa	d	
Historic Name:	15 Ramsay Roa	d	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1929	Source: Boro	ugh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1929
Style:	Tudor Revival		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Slate	Stories: 2.5
Exterior Fi	nish Materials:	Stucco	Bavs: 3

Exterior Description:

This single-family dwelling at 15 Ramsay Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house has a center hall plan and faces east onto Ramsay Road. The house is covered by a side gable roof. The roof system is covered with hang-down slate and broken by gabled ells emerging from the front and rear elevations. A hip-roof front elevation dormer and a two-story entrance tower also break the roof plane. Within the south gable, a coursed ashlar chimney rises to a Tudor inspired stack which displays decorative brickwork, a corbeled cap, and clay flues.

Exterior elevations incorporate a variety of sheathing materials including stucco, running bond brick, ashlar, wood clapboard, halftimbering, and rectangular cut wood shingles. Window openings consist of casement and fixed panes many displaying patterned glass. Resting upon a brick foundation, the house extends from a corner turret into which the main entrance is placed. The Roman arch opening contains a single leaf strapped and paneled main entrance door. Random ashlar frames and visually delineates the point of entry. The tower's roofline displays a stucco arcade set below the conical roof. The variety and arrangement of exterior materials and shapes is the house's character-defining feature.

This property was previously surveyed in 1981 identifying the architect as Oscar Bryant Smith of Millburn, New Jersey and the Montclair firm of Barret Construction as the builder. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/27/2021

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -237020907

ELIGIBILITY WORKSHEET - Properties

2

ID	-23702090

Property

History:

Constructed in 1929.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as half-timbering, compound chimneys, leaded glass, multi-paned windows and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	A B	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 101 Lot 5

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-237020907	
Organization:	E2 Project Management			

Thistoric Treserva				
PROPER	TY REPORT			Property ID: -896825678
Property Name:	25 RAMSAY ROAD			Ownership: Private
Address:	25 RAMSAY ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	101 6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 25 Ramsay Road was constructed ca. 1931 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house has a center hall plan and faces east onto Ramsay Road. The house is covered by a side gable roof covered with multi-colored slate and broken by the 2.5 story entrance gable and two interior brick chimneys.

Exterior elevations are clad in whitewashed running bond brick, stucco, and half-timbering. Window openings consist of casements, many in paired groupings, and fixed panes primarily set within a flush limestone lintel and projecting sill. The house rests upon a brick foundation. The main entrance is recessed and set within a segmental arched opening which rises to a rusticated relieving arch. The single leaf paneled main entrance door is framed by side lights. The visually dominating 2.5 story gabled entrance pavilion is the house's character-defining feature. A running bond brick retaining wall is set along the Ramsay Road property line.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Platted in 1927 by the Rudgers Building Supply Company, formerly the I. Newton Rudgers Lumber Company of Montclair, New Jersey, Ramsay road sought to capitalize on the booming housing market of the 1920s with several well-apportioned house lots. Curving along a small terrace, the house lots all occupy the west side of the road and command a terrific view of the New York City Skyline. Ample manicured and leaf-strewn canopied yards buffer the homes from the stone-curbed street. Retaining walls, hedgerows, and vast planting beds both screen the homes from public view as well as delineate the foundations, drives, and walkways. Ramsay Road provides a modicum of country seclusion in an otherwise suburban setting. This Tudor Revival house is made more distinctive by its placement at the apex of a pronounced rise. The dwelling fronts on an expansive grass lawn. Deciduous and evergreen trees, bushes and low level plantings ornament and partially screen the front elevation. Branching off Undercliff Road at both its northern and southern terminus, Ramsey Road was introduced into the Estate Area street plan about 1920. Each of its four dwellings occupies the western side of the road; the rear property line of Undercliff Road residences backs up to the eastern side of Ramsay Road.

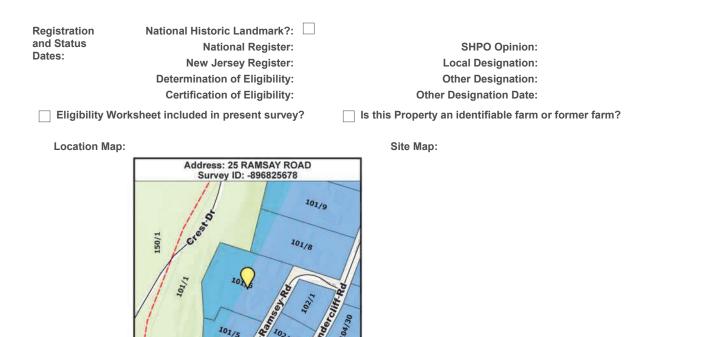
 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -896825678



104/30

104/32

N

104/33

540

Parcels L _ _ Municipalities

Feet

Ram 102/3.01

102/5.01

103/6

270

101/5

101/5.01

101/4

Survey Properties 2020

0

Roads

BIBLIOGRAPHY:

Author:	Title:	Title:			(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area				_
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information 0713_101_6	:				
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USI	E ONLY:				
	0 Structure 0 Object ✓ Estate Area Historic District	0 Bridge 0 Landscap 0 Industry	be		
Conversion Problem? Date form completed:	ConversionNote: 422217 6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman	(Prim	ary Contact) -896825678	
Organization:	E2 Project Management				

BUILDING ATTACHMENT

Property ID:	-896825678
Element ID:	-1804781097

Common Name:	25 Ramsay Roa	d		
Historic Name:	25 Ramsay Roa	d		
Present Use:	Residential, peri	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1931	Source: Borough of N	Iontclair Tax Records	
Constructio Start Da		Construction 1931 End Date:		
Style:	Tudor Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Running Bond	Bays:	4

Exterior Description:

This single-family dwelling at 25 Ramsay Road was constructed ca. 1931 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house has a center hall plan and faces east onto Ramsay Road. The house is covered by a side gable roof covered with multi-colored slate and broken by the 2.5 story entrance gable and two interior brick chimneys.

Exterior elevations are clad in whitewashed running bond brick, stucco, and half-timbering. Window openings consist of casements, many in paired groupings, and fixed panes primarily set within a flush limestone lintel and projecting sill. The house rests upon a brick foundation. The main entrance is recessed and set within a segmental arched opening which rises to a rusticated relieving arch. The single leaf paneled main entrance door is framed by side lights. The visually dominating 2.5 story gabled entrance pavilion is the house's character-defining feature. A running bond brick retaining wall is set along the Ramsay Road property line.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/27/2021

ELIGIBILITY WORKSHEET - Properties

2

History:

Constructed	in	1931.
-------------	----	-------

Statement of Significance:

Building is a significant example of the Tudor Revial style with characteristic features such as slate roofs, tall sloping end gable, and half-timbering.

Eligibility for New Jersey and National Registers:	●Yes C	No	National Register Criteria:			\checkmark	
				Α	В	С	D
Level of Significance: 🖌 Local	✓ State	Natio	onal				

-896825678

Property ID

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 101 Lot 6

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-896825678	
Organization:	E2 Project Management			

PROPERTY REPORT

FRUFER	IIKEFUKI			Troporty ID.		
Property Name:	94 SO. MOUNTAIN AVENUE			Owners	hip: Private	
Address:	94 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
	. ,	LUCAI FIACE Maine.				—
ESSEX	Montclair township		Orange	204	16.03	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

481036279

Property ID.

Description:

The 1-story dwelling at 94 So. Mountain Avenue is a 3-bay, minimal traditional Ranch clad with wood clapboards and capped with an asphalt shingled side-gable roof pierced by skylights. A gable-front portico supported by wood posts protects the front entry. Fenestration consists of casement windows flanked by decorative louvered shutters. The main entry is a single leaf fiberglass paneled door flanked by sidelights. The foundation is parged concrete.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1984, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 481036279	
Organizati	on: E2 Project Management		

Location Map:

Address: 94 SO. MOUNTAIN AVENUE Survey ID: 481036279 303/1 303/15 1302/25 303/16 204/18 1302/24 204/17 Myrtle-Ave 6-Mountain Ave 1301/21 1301/22 1301/22 204/16.05 1301/1 14/16.04 1301/2 1301/3 1301/33 1301/32 1301/6 1301/31 Mulford-Ln-204/15.06 1301/7 1301/28 1301/8 1301/9 1301/26 1301/10 0 270 540 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:

Title:					Year:	HPO Accession #:	(if applicable)
GIS Tax Parce	l Data				2019		
? (check	(ed=Yes)						
ONLY:							
d:	0 Building		0	Bridge			
	0 Structure		0	Landscape			
	0 Object		0	Industry			
	storic District						
Non-Contributi	ng						
• ·		be briefly)					
	GIS Tax Parce GIS Tax Parce (check DNLY: d: Estate Area Hi Non-Contributi ogical Site/Dept	GIS Tax Parcel Data Content of the second structure Content of the second structure Content of the second structure Contributing Contrib	GIS Tax Parcel Data Content of the characteristic of the charact	GIS Tax Parcel Data Constant of the second secon	GIS Tax Parcel Data	GIS Tax Parcel Data 2019 CONLY: d: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Non-Contributing Dogical Site/Deposits? □	GIS Tax Parcel Data 2019 CONLY: d: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Non-Contributing Dogical Site/Deposits? □

Date form completed:

6/25/2020

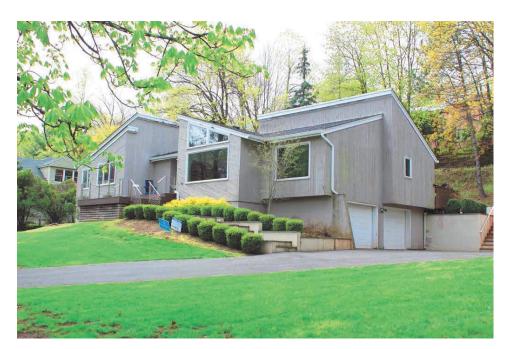
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	481036279	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFER	IIKEFORI			
Property Name:	100 SO. MOUNTAIN AVENUE			Ownership: Private
Address:	100 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

County.	wunicipanty.	LOCAI Place Name.	USUS Quau.	DIOCK.	LOL.	
ESSEX	Montclair township		Orange	204	16.02	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

448374670

Property ID:

Description:

The 1.5-story building at 100 So. Mountain Avenue is a 4-bay, contemporary salt box clad with vertical wood siding and capped with intersecting asphalt shingled shed roofs. Fenestration consists of casement and fixed pane windows while the main entry is a double leaf glass panel door. The foundation is parged concrete.

The home is deeply recessed within the lot, buffered from the street by a wide manicured lawn. Coniferous bushes trim the foundation and the walkways leading to the front entry.

Constructed circa 1982, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:		
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1	
Survey	or: Joseph Schuchman	(Primary Contact) 448374670		
Organizati	on: E2 Project Management			

Location Map:

204/18	204/17	103/16	1302/24
204/1		AIR	2/10ET 1/33 301/32
Mulford Ln	S-MON	1301/26	2 1301/ 3 1301/1 1301/9
204/7/204/14		1301/25	1301/10 1301/1 1301/12
0	270	54	Tomos 104
Survey Prop	erties 2020	Parcels	eet

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_204_16.02							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

(Primary Contact)

Property ID: 448374670

DDODEDTV DEDODT

PROPERT	Property ID:	-366167456				
Property Name:	110 SO. MOUNTAIN AVENUE			Ownership:	Private	
Address:	110 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP:	07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lo	ot:	
ESSEX	Montclair township		Orange	204	15.13	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 1.5-story building at 110 So. Mountain Avenue is a 3-bay, minimal traditional Ranch clad with wood clapboard and ashlar stone. Projecting gable-front bays are located at the north and south ends of the front elevation. The side-gable roof is capped with asphalt shingles and pierced by gable-front dormers clad with wood clapboards. Fenestration consists of one/one double hung and fixed pane bay windows while the main entry is a single leaf lightened paneled door flanked by sidelights. The foundation is not visible from the public view.

The lot is elevated above South Mountain Avenue. A dry-laid stone retaining wall levels the lot with a wide, manicured lawn and low bushes lining the foundation, the retaining wall, and the walkway.

Constructed circa 1986, This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?:	
	National Register:	
	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-366167456	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

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Eligibility Worksheet included in present survey?

Location Map:

Site Map:

\rightarrow	204/10	204/16.04	13	1301/1 Z/TOET
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204/2		10	1301/2	- fin
L	Pro-	mo		1301/9
	Morach	M-S	1301/26	1301/10
			1301/25	1301 /100
204/6	204/1	TH		1301/12
200 8	204/13	130	01/24	301/14
11 -	0	270	540	
	urvey Propert		Parcels	et 🔺

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Pata			2019		
Additional Information: 0713_204_15.13								
More Research Neede	d? 🗌 (chec	kec	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	sto	pric District					
Status	: Non-Contribut	ng						
Associated Archec (known or poter			ts?					
Conversion Problem?	Conver	sio	nNote: 422365					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -366167456

PROPERTY REPORT

FILOFLI				r roporty ib.	l	
Property Name:	114 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	114 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	204	15.12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

761341499

Property ID.

Description:

The 1-story dwelling at 114 So. Mountain Avenue is a 3-bay, Georgian revival-inspired Ranch clad with common bond brick and capped with an asphalt-shingled hipped roof. Quoins accent the main corners of the front elevation. There is a projecting bay at the south side of the front elevation capped with a shed roof. Fenestration consists of casement and fixed pane windows while the main entry is a single leaf lighted fiberglass panel door flanked by sidelights. The foundation is not visible from the public view.

The lot is elevated above South Mountain Avenue. A dry-laid stone retaining wall levels the lot with a wide, manicured lawn and low bushes lining the foundation, the retaining wall, and the walkway.

Constructed circa 1978, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

0		
	Determination of Eligibility:	Other Designation:
Dates.	New Jersey Register:	Local Designation:
and Status Dates:	National Register:	SHPO Opinion:
Registration	National Historic Landmark?:	

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	761341499	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

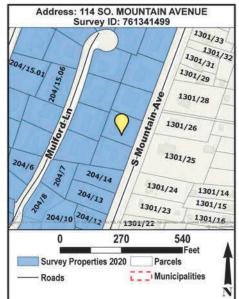
Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:



BIBLIOGRAPHY:

Author:	litle:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information:							
0713_204_15.12							
More Research Needed	? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing	I					
Associated Archeol	•						
(known or potent	ial sites. If Yes, ple	ase describe briefly)					
Conversion Problem?	Conversio	nNote: 422364					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 761341499

PROPERTY REPORT

Property Name:	118 SO. MOUNTAIN AVENUE			Ownersh	ip: Private		
Address:	118 SO. MOUNTAIN AVENUE AVE		Apartment #:	Z	I P: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	204	15.11		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1603023518

Property ID:

Description:

The 2.5-story dwelling at 118 So. Mountain Avenue is a 5-bay colonial revival with a center hall plan. Clad with common bond brick, asphalt shingles cap the side-gable roof pierced by gable-front dormers clad in wood clapboards. A one-story brick-clad and asphalt-shingled ell is appended to the north elevation. Fenestration consists of mixed 8/12 and 12/12 double hung sash windows set beneath segmental arched openings. The main entry is a single leaf paneled fiberglass door topped with a transom. The foundation is not visible from public view.

Landscaping includes a mix of manicured lawn, thoughtfully-arranged planting beds, and trim plantings which line the foundation and walkways.

Constructed circa 1987, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:
Survey Na	ne: Estate Potential Historic Resource Area	Prop

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1603023518	
Organization:	E2 Project Management			

Certification of Eligibility:

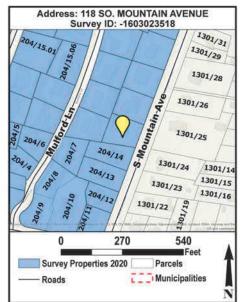
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_204_15.11							
More Research Needed?	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hist	oric District					
Status:	Non-Contributing	I					
Associated Archeolo (known or potenti	ogical Site/Depos al sites. If Yes, ple		efly)				

Conversion Problem?

ConversionNote:

6/25/2020

422363

Date form completed:

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1603023518

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-1269640004
Property Name:	120 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	120 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	14

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 120 South Mountain Avenue was constructed ca. 1963 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 2 bay Minimal Traditional house has a ranch plan and faces east onto South Mountain Avenue. The house is covered by a cross gable roof. The roof system is covered with asphalt shingles and is broken by an exterior brick chimney set in the south gable.

Exterior elevations are clad in wood shingle. Window openings consist of 1/1 and 6/6 double hung sash. A geometric arrangement of fixed clear glass panes delineates the entrance bay and is the house's character-defining feature. The single leaf main entrance is set beneath an angled blind transom. The house rests upon a parged concrete block foundation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District. E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?:	
	National Register:	SHPO Opinion:
	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1269640004	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

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Site Map:

1-1-	H	13	01/28
	L	130	1/26
204/5 204/6 00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10	1301/24 1301/23	/25
204/4 MI SON	204/13	1301/24	7
204/3	201 201	1301/23	4
204/2 204/3 204/30	204/12	1301/22 SI/TOET	1301/18
203/9 203	-Union C		7
0	270	540	
Survey Prope	erties 2020	Parcels	1
Roads		Municipalities	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_204_14								
More Research Needed	d? (cheo	kec	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	listo	pric District					
Status	Non-Contribu	ting						
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422353					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1269640004

PROPERTY REPORT

Property Name:	140 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	140 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	203	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Occupying a corner lot at the southwest intersection of South Mountain Avenue and Union Street, the single-family dwelling at 140 South Mountain Avenue was constructed ca. 1963 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 5 bay Post Modern Ranch house faces east onto South Mountain Avenue. The house has been substantially altered and bears little resemblance to its original mid-20th century appearance. The house is covered by a cross gable roof covered with standing seam metal and broken by an interior brick chimney.

Exterior elevations are clad in sheet aluminum and wood plank. Window openings consist of fixed panes. The house rests upon a parged concrete block foundation. Stone risers framed by metal railings delineate the main entrance, the house's character-defining feature. A series of rectangular-shaped posts creates a screen-like effect which extends the width of the entrance bay.

This property has not been previously surveyed. The building is in excellent condition buy with a low degree of integrity of original design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)



Page 1

2014560513

Property ID:

National Historic Landmark?: Registration and Status National Register: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

SHPO Opinion:

Site Map:

Address: 140 SO. MOUNTAIN AVENUE Survey ID: 2014560513 1301/24 204/13 204/ 1301/23 Rd 204/2 204/12 204/10 1301/22 1301/19 204/11 5 RC Union-St 203/10 Mountain" 203/9 1202/2 1202/3 1202/1 203/7 S Mountains 1202/6 203/6 1202/19 1202/7 203/5 1202/18 203/4 1202/8 1202/17 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: **HPO Accession #:** (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 203 8 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge **Attachments Included:** 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)

422334

Conversion Problem? ConversionNote:

Date form completed:

6/25/2020

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	2014560513	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	148 SO. MOUNTAIN AVENUE			Owners	ship: Private
Address:	148 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 148 South Mountain Avenue was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 2 bay gable ell-plan Colonial Revival house sits atop a pronounced rise on the west side of South Mountain Avenue; the house's front elevation faces north. The house is covered by a cross gable roof dressed with asphalt shingles and broken by an exterior brick chimney centered at the street elevation gable with paired gabled dormers in the north elevation.

Exterior elevations are clad in Flemish bond brick and wood shingles. The visually dominant façade gable is the house's character-defining feature. Window openings feature 8/8 double-hung sash framed by paneled shutters. Street elevation windows set into brick walls display a keystoned brick relieving arch. Quarter-light casement windows flank the chimney. The house rests upon a brick foundation. An engaged shed-roof porch with wood posts carries across the north elevation sheltering the single leaf paneled main entrance door which is framed by molded pilasters and set beneath a full entablature. A single car garage, which appears contemporary with the house, is set at the rear property line. The gable-fronted structure is constructed of Flemish bond brick and features a Georgian-inspired keystoned arch opening. The gable end is covered in wood shingles.

This property was previously surveyed in 1981 and attributed to architect C. C. Wendehack. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Settina:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -326910117 Page 1

-326910117

Property ID:

 Registration
 National Historic Landmark?:

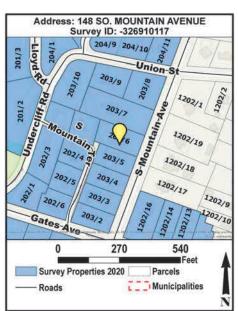
 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information	1:				
0713_203_6 SURVEY: ESS GB 93 v	/4; HSI: 0713-867				
More Research Need	ed? (checked=Yes)				
INTENSIVE-LEVEL US	E ONLY:				
Attachments Inclu	5	0 Bridge			
	0 Structure	0 Landsca			
Historic District ?	0 Object	0 Industry			
District Nam	e: Estate Area Historic District				
Statu	s: Contributing				
	eological Site/Deposits?				
Conversion Problem?	ConversionNote: 422332				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Prir	mary Contact	- 326910117	
Organization:	E2 Project Management				

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1455202050
Property Name:	150 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	150 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 150 South Mountain Avenue was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 2 bay Tudor Revival house incorporates a center-hall plan and faces east onto South Mountain Avenue. The house is covered by a side gable roof dressed with multi-colored slate broken by a 2.5 story steeply pitched front gable, the house's character-defining feature, and an adjacent brick chimney.

Exterior elevations are clad in stucco and half-timbering. The front gable is faced in running bond brick while the chimney brickwork is laid in an irregular brick pattern. The front gable and chimney each incorporate clinker brick while the chimney stack is tapered and rises to paired clay flues. Window openings consist of double-hung sash and casement windows. The house rests upon a brick foundation. A stucco and half-timbered gabled pediment with fluted wood posts shelters the single leaf paneled main entrance door which is set beneath a transom and framed by a Tudor arch.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

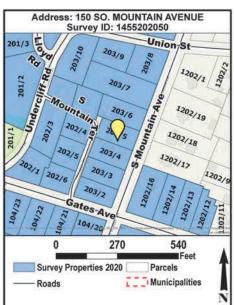
Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1455202050 Page 1

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_203_5					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	ed: 0 Building	0 Bridge			
	0 Structure	0 Landsca	аре		
	0 Object	0 Industry	/		
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status:	Contributing				
	logical Site/Deposits?				
Conversion Problem?	ConversionNote: 422331 6/25/2020				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1455202050	
Organization:	E2 Project Management			

PROPERTY REPORT

				1 5		_
Property Name:	152 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	152 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	203	4	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

465301281

Property ID:

Description:

This single-family dwelling at 152 South Mountain Avenue was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house presents a center hall plan and faces east onto South Mountain Avenue. The house is covered by a side gable roof dressed with textural slate and broken on the front elevation by shallow roofed dormers. An exterior brick chimney and a gabled entrance pavilion-the most visually prominent feature of the house and its character-defining featurealso break the roof plane.

Exterior elevations are clad in running bond brick, stucco, and half-timbering. Window openings display vinyl casement and fixed pane windows. The house rests upon a brick foundation. The chimney displays step shoulders and rises to a richly corbeled cap and clay flues. The single leaf paneled main entrance is set within a pedimented surround.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 465301281	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

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Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Ac	Sur	vey ID: 4653	ITAIN AVENUE 01281	
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2.0	S Mount. 202, 202,5 1 202,6	203/3	1202/18 1202/17	1000
104/23	104/21	203/2 Gates Ave	114	1202/12
	0 urvey Prope	270	540 Feet Parcels	A
R	oads	12	- Municipalities	N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_203_4								
More Research Needed	d? (che	cke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	listo	oric District					
Status	: Contributing							
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422300					

Conversion Problem?

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 465301281

BUILDING ATTACHMENT

Property ID:	465301281
Element ID:	1012891992

Common Name:	152 South Mour	ntain Avenue		
Historic Name:	152 South Mour	ntain Avenue		
Present Use:	Residential, per	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1925	Source: Borough of N	Iontclair Tax Records	
Constructio Start Da		Construction 1925 End Date:		
Style:	Tudor Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Running Bond	Bays:	3

Exterior Description:

This single-family dwelling at 152 South Mountain Avenue was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house presents a center hall plan and faces east onto South Mountain Avenue. The house is covered by a side gable roof dressed with textural slate and broken on the front elevation by shallow roofed dormers. An exterior brick chimney and a gabled entrance pavilion-the most visually prominent feature of the house and its character-defining feature-also break the roof plane.

Exterior elevations are clad in running bond brick, stucco, and half-timbering. Window openings display vinyl casement and fixed pane windows. The house rests upon a brick foundation. The chimney displays step shoulders and rises to a richly corbeled cap and clay flues. The single leaf paneled main entrance is set within a pedimented surround.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	465301281	
Organization:	E2 Project Management			

Montclair township

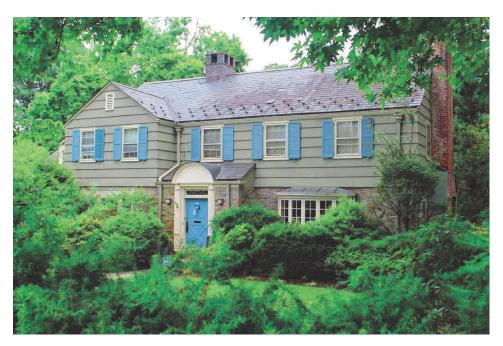
DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-400528304
Property Name: Address:	157 SO. MOUNTAIN AVENUE 157 SO. MOUNTAIN AVENUE AVE		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

Orange

Property	Photo:

ESSEX



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 157 South Mountain Avenue was constructed ca. 1936 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house incorporates a center hall plan and Colonial Revival design elements while facing west onto South Mountain Avenue. The house is covered by a side gable roof with flush gable ends. The roof system is covered with slate and broken by a front elevation gable, an interior brick chimney, and an exterior brick chimney set in the south gable.

Exterior elevations are clad in coursed ashlar and wood shingles. Window openings consist of 6/6 double-hung sash and casement windows. The house rests upon a brick foundation. Distinguished by a semi-circular hood, the shed roofed main entrance is faced in coursed ashlar and slate roofed. The single leaf paneled main entrance door is set beneath a leaded glass transom and framed by fluted pilasters which rest on bases inset with a recessed panel. The main entrance is the house's character-defining feature. A 1.5 story gabled roofed garage is appended to the north elevation; the garage appears contemporary with the dwelling and is similar in construction and materials.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

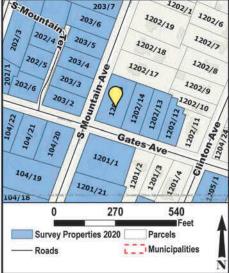
Property ID: -400528304 Page 1

-400528304

16

1202

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 157 SO. MOUNTAIN AVENUE Survey ID: -400528304 S-Mountain 1202/1 1202/6 203/7 1202/19 203/6



BIBLIOGRAPHY:

Township of Montclair GIS Tax Pa Additional Information: 0713_1202_16 More Research Needed? (cf INTENSIVE-LEVEL USE ONLY: Attachments Included: Historic District ?	arcel Data hecked=Yes) 0 Building 0 Structure 0 Object	0	5	2019	
0713_1202_16 More Research Needed? (cf INTENSIVE-LEVEL USE ONLY: Attachments Included:	0 Building 0 Structure	0	•		
INTENSIVE-LEVEL USE ONLY: Attachments Included:	0 Building 0 Structure	0	•		
Attachments Included:	0 Structure	0	•	1	
	0 Structure	0	•		
Historic District ?			Landscape		
Historic District ?	0 Object				
Historic District ?	0 00,000	0	Industry		
	-		-		
District Name: Estate Area	a Historic District				
Status: Contributin	ıg				
Associated Archeological Site/E (known or potential sites. If Ye	-	efly)			

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-400528304	
Organization:	E2 Project Management			

DDODEDTV DEDODT

FRUFER	IIREFURI			
Property Name:	158 SO. MOUNTAIN AVENUE			Ownership: Private
Address:	158 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	203 3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

134430624

Property ID:

Description:

This single-family dwelling at 158 South Mountain Avenue was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. The house radiates from the façade gable, the dwelling's character defining feature, and is covered by a multi-colored slate side gable roof. An interior chimney within the facade gable supports the brick chimney stack which rises to a corbeled cap.

Exterior elevations incorporate a variety of materials including clinker brickwork, tapestry brick, random ashlar, stucco, half-timbering, and undulant patterned clapboard. Window openings consist of vinyl 6/6 double-hung sash and casement windows. The house rests upon a brick foundation. The strapped and paneled single leaf main entrance door is set within a slate-covered shed roof entrance which incorporates tapestry brick and half-timbering.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 134430624	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

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.. . . .

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	8 SO. MOUN vey ID: 13443	TAIN AVENUE 80624	
S No	203/		2/1
111 Prolife	ntain 203/ 02/4 0 203/5		2/19
× 102/1 202/6	15 203/4	1202/17	1
2	-Gates-A	18151	1202/11
104/26 104/2 104/26 104/2 104/22 104/22	412	201/1 201/2	1
0	270	540	i fan
Survey Prope —— Roads	erties 2020	Parcels Municipalities	ĺ
			1

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_203_3								
More Research Needed	d? (che	cke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	listo	pric District					
Status	Status: Contributing							
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422299					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 134430624

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PROPERTY REPORT					-763869061
Property Name:	164 SO. MOUNTAIN AVENUE		Owners	hip: Private	
Address:	164 SO. MOUNTAIN AVENUE AVE	Apartment #:	ZIP: 07042		
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Situated at the northwest intersection of South Mountain Avenue and Gates Avenue, this single-family dwelling at 164 South Mountain Avenue was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Tudor Revival house incorporates a center-hall form and faces south onto Gates Avenue. The house is capped by a side gable roof covered with multi-hued textural slate broken by two chimneys and gabled bays at the east and west end of the South Mountain elevation housing the main entrance and garage respectively.

Exterior elevations are stucco faced with decorative brick and fieldstone highlighting the entrance and garage bays. Window openings consist primarily of casement windows; fixed panes are also utilized. The house rests upon a brick foundation. The single leaf paneled main entrance door is recessed and delineated by a slate-roofed shed covering; a flagstone walkway extends from the curb line to the main entrance. Paired strapped and paneled doors distinguish the garage bays which front on a stamped concrete driveway. The interplay of shapes, materials and colors is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue. South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -763869061 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:

 Certification of Eligibility:

 Other Designation Date:

 Eligibility Worksheet included in present survey?

203/7

203/6

1202/19

Address: 164 SO. MOUNTAIN AVENUE Survey ID: -763869061

S Mol

201/2

Location Map:

Site Map:

202/3 202 203/5 1202/18 Cliff ą 201/1 203/4 1202/17 Moun 202/1 203/3 202/6 1202/16 1202/14 1202/13 104/23 Gates-A 104/22 104/21 104/20 1201/1 /26 1201/2 1201/3 104/19 104/ 201/4 1201/21 104/18 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: **HPO Accession #:** (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 203 2 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422298 6/25/2020 Date form completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-763869061	
Organization:	E2 Project Management			

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PROPERTY REPORT					524957418			
Property Name:	167 SO. MOUNTAIN AVENUE			Owners	hip: Private			
Address:	167 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042			
PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:			
ESSEX	Montclair township		Orange	1201	1			

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of South Mountain Avenue and Gates Avenue, this single-family dwelling at 167 South Mountain Avenue was constructed ca. 1922 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Shingle Style house utilizes a center hall plan and faces west onto South Mountain Avenue. The house is covered by a high hip roof with a hip roofed ell emerging from the southernmost bay. The roof system is covered with asphalt shingles and displays a pronounced overhang. The roof plane is broken on its front elevation by a centrally-placed three-light hip roof dormer, flanking eyebrow dormers, and vent pipes. Hip roofed dormers emerge from the side and rear elevations.

Exterior elevations are clad in wood shingles and rise to a molded roofline cornice. Window openings consist of 4/4 and 6/6 double-hung sash, fixed panes are also utilized. The house rests upon a brick foundation. A wrap-around porch with tapered cobblestone piers carries across the front and south elevations, forming a port-cochere at the dwelling's southwest corner. The porch is the house's characterdefining feature. The porch shelters the main entrance which is accessed from a flagstone walkway. A single leaf paneled entrance door is framed by side lights.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 524957418

Page 1

Registration and Status National Historic Landmark?: National Register: Dates: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

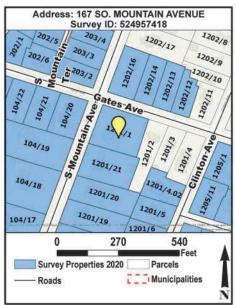
Eligibility Worksheet included in present survey?

Local Designation: Other Designation: **Other Designation Date:**

☐ Is this Property an identifiable farm or former farm?

SHPO Opinion:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information 0713_1201_1 SURVEY: ESS GB 93 v					
More Research Neede	d? (checked=Yes)				
	ded: 0 Building 0 Structure 0 Object ✓ e: Estate Area Historic District	0 Bridge 0 Landscape 0 Industry	2		
Conversion Problem? Date form completed:	ConversionNote: 422322 6/25/2020				
Surveyor:	Estate Potential Historic Resource Area Joseph Schuchman E2 Project Management	(Prima	ry Contact)	Property ID: 524957418	Page 2

Site Map:

PROPERTY REPORT

FROFER	IIKEFUKI			r topolity ib.		
Property Name:	174 SO. MOUNTAIN AVENUE			Owners	hip: F	Private
Address:	174 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 0	7042
PROPERTY LOCATION(S):		Local Place Name:	USGS Quad:	Block:	Lot:	
County:	Municipality:	Local Place Name:	USGS Quad:	DIOCK:	LOU:	
ESSEX	Montclair township		Orange	104	20	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-682174534

Property ID.

Description:

This single-family dwelling at 174 South Mountain Avenue was constructed ca. 1964 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house with a ranch plan faces east onto South Mountain Avenue. The house is covered by a side gable roof with a front gabled ell. The roof system is covered with asphalt shingles and broken by an interior brick chimney and vent pipe.

Exterior elevations are clad in running bond brick and wood shingles. Window openings consist of 6/6 double-hung sash and fixed panes. The house rests upon a parged concrete block foundation. Set within an engaged entrance porch, the recessed single leaf paneled main entrance door is covered by a wooden storm and screen door and framed by sidelights set above recessed wood panels. The form of this wide, low-lying house is the structure's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) -682174534	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Address: 174 Surve	ey ID: -68217	4534	
201/1 1902/1 202	202/5 0 203		/18
2	202	97/19	-
104/24 104/23 104/23	E Gates	I NIN	11/202+13
T	1 1	1201/1 N	1 1
97	S-Mour	201/21	E/10>
104/18	1201/1	201/20 1201/	4.0
0	270	540	
Survey Proper	ties 2020	Parcels	1
Roads	122	Municipalities	

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information: 0713_104_20							
More Research Needed	I? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	Estate Area Hist	oric District					
Status	Non-Contributing	I					
Associated Archec (known or poter	•	its?	')				
Conversion Problem?	Conversio	nNote: 422306					

ConversionNote:

6/25/2020

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -682174534

PROPERTY REPORT

Property Name:	175 SO. MOUNTAIN AVENUE			Ownership: Private
Address:	175 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

County:	wunicipality:	Local Place Name:	USGS Quad:	BIOCK:	LOT:	
ESSEX	Montclair township		Orange	1201	21	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 175 South Mountain Avenue was constructed ca. 1905 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Spanish Colonial Revival house displays a symmetrically arranged street elevation, incorporates a center hall plan and faces west onto South Mountain Avenue. The house is covered by a hipped roof with an expansive overhang dressed with asphalt shingles. The roof is broken by a centrally-placed hipped dormer on the front elevation, paired hip roof dormers at the rear elevation, and two interior brick chimneys.

Exterior elevations are clad in stucco. 1/1 double-hung sash are the primary window light. The house rests upon a brick foundation set below a rough faced stucco water table. The main entrance is centered on the façade with a paneled single leaf entrance door framed by side panels composed of lights above molded wood and set below a bracketed wrought-iron balcony. Lanterns distinguish the simple entrance surround. The massing and detailing of the front elevation is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1980627350

Page 1

1980627350

Property ID:

 Registration and Status
 National Historic Landmark?:
 Image: Constraint of the status

 Dates:
 New Jersey Register:
 Loc

 Determination of Eligibility:
 Other Determination of Eligibility:

 Certification of Eligibility:
 Other Determination of Eligibility:

Eligibility Worksheet included in present survey?

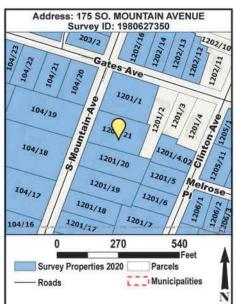
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

igibility worksheet included in present surv

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information:					
0713_1201_21					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	ed: 0 Building	0 Bridge			
	0 Structure	0 Landscape			
	0 Object	0 Industry			
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status	Contributing				
	logical Site/Deposits?				
Conversion Problem?	ConversionNote: 422326				

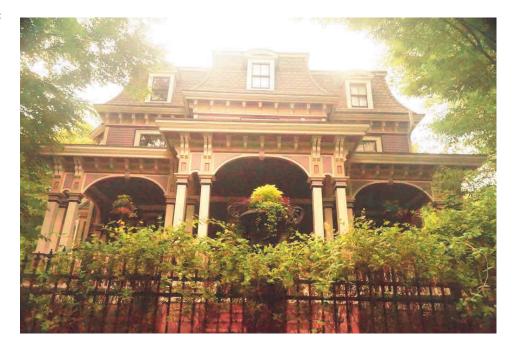
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1980627350	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID: 168188733
Property Name: Address:	176 SO. MOUNTAIN AVENUE 176 SO. MOUNTAIN AVENUE AVE		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

oounty.	manioipanty.	Loourr labe Marrie.	0000 adda.	Blook.	LOU.	
ESSEX	Montclair township		Orange	104	19	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 176 South Mountain Avenue was constructed ca. 1865 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Second Empire house with a center hall plan faces east onto South Mountain Avenue. The house is covered by a distinctive mansard roof set above a bracketed frieze and molded cornice. The roof system is covered with asphalt shingles intended to replicate a slate-like appearance and broken by the projecting central bay and the segmental arched dormers which emerge at each elevation.

Exterior elevations are clad in wood clapboard. Window openings consist primarily of 1/1 double-hung sash; 2/2 double-hung sash are also utilized. The house rests upon a brick foundation. A 1 story porch carries across the front elevation incorporating paired wood posts, arched openings, a bracketed frieze, and molded cornice. The porch shelters the double-leaf paneled main entrance and is the house's characterdefining feature.

This property was previously surveyed in 1981; that survey indicated the original porch had been replaced. The present porch configuration postdates the 1981 survey and is in keeping with the architectural character of a Second Empire dwelling. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue. South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 168188733 Page 1

Registration and Status National Historic Landmark?: National Register: Dates: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Re	source Ar	ea 1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_104_19 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	E ONLY:				
Attachments Incluc	ded: 1 Building 0 Structure 0 Object	0 Brid 0 Lan 0 Indu	dscape		
Historic District ?		0 IIIdu	ISU y		
District Name	Estate Area Historic District				
Status	: Key Contributing				
	ological Site/Deposits?				
Conversion Problem?	ConversionNote: 422305				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman		(Primary Conta	ot) 168188733	

Surveyor: Joseph Schuchman Organization: E2 Project Management

BUILDING ATTACHMENT

Property ID:	168188733
Element ID:	1619611379

Common Name:	176 South Mour	tain Avenue	
Historic Name:	176 South Mour	tain Avenue	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1865	Source: Boroug	h of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1865
Style:	Second Empire		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Wood, Clapboard	Bays: 3

Exterior Description:

This single-family dwelling at 176 South Mountain Avenue was constructed ca. 1865 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Second Empire house with a center hall plan faces east onto South Mountain Avenue. The house is covered by a distinctive mansard roof set above a bracketed frieze and molded cornice. The roof system is covered with asphalt shingles intended to replicate a slate-like appearance and broken by the projecting central bay and the segmental arched dormers which emerge at each elevation.

Exterior elevations are clad in wood clapboard. Window openings consist primarily of 1/1 double-hung sash; 2/2 double-hung sash are also utilized. The house rests upon a brick foundation. A 1 story porch carries across the front elevation incorporating paired wood posts, arched openings, a bracketed frieze, and molded cornice. The porch shelters the double-leaf paneled main entrance and is the house's character-defining feature.

This property was previously surveyed in 1981; that survey indicated the original porch had been replaced. The present porch configuration postdates the 1981 survey and is in keeping with the architectural character of a Second Empire dwelling. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	168188733
Organization:	E2 Project Management		

ELIGIBILITY WORKSHEET - Properties

2

Property ID	168188733

History:

Constructed in 1865.

Statement of Significance:

Building is a significant, and rare example in the Estate Area, example of the Second Empire style with characteristic features such as a Mansard roof, eleaborate bracketed cornices, and tall first floor windows.

Eligibility for New Jersey and National Registers:	●Yes 〇	No National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Queen Anne Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 104 Lot 19

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	168188733	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	794339756
Property Name:	180 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	180 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	18

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 180 South Mountain Avenue was constructed ca. 1924 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Dutch Colonial Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. The house is covered by a side gambrel roof dressed in slate. Pedimented gable dormers pierce the front elevation and an exterior brick chimney is centered in the south elevation.

Exterior elevations are clad in Flemish bond brick. Window openings consist of 8/8 double-hung vinyl sash while dormers utilize 6/6 doublehung sash. The house rests upon a brick foundation. A modillion block cornice carries across the front elevation. Flat-roofed ells appended to each side elevation are similarly detailed and feature a roofline balustrade. A gabled entrance shelter with Tuscan columns is centered on the façade. The single leaf paneled main entrance is framed by tracery sidelights and transom. The house is simply yet richly detailed; the Colonial Revival ornamentation is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: 794339756 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

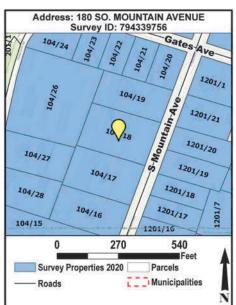
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data				2019		
Additional Information:								
0713_104_18								
More Research Needed	? (checke	d=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Hist	oric District						
Status:	Contributing							
Associated Archeol (known or potent	ogical Site/Depos ial sites. If Yes, ple		De briefly)					
Conversion Problem?	Conversic	nNote: 4	122304					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	794339756	
Organization:	E2 Project Management			

New Jersey Depa Historic Preserva	rtment of Environmental Protection ion Office					
PROPER	FY REPORT			Property ID:	-417551	863
Property Name: Address:	183 SO. MOUNTAIN AVENUE 183 SO. MOUNTAIN AVENUE AVE		Apartment #:	Owners	ship: Privat ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1201	20	
Property Photo:		Contraction of the second		and a		



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 183 South Mountain Avenue was constructed ca. 1917 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house incorporates elements from the Queen Anne and Colonia Revival styles upon a center hall plan and faces west onto South Mountain Avenue. The house is covered by a side gable roof dressed with asphalt shingles and broken by a brick chimney.

Exterior elevations are clad in running bond brick and wood shingles. A modillion block cornice carries across the front elevation. Window openings consist of 1/1 double hung vinyl sash with applied muntins. The second story displays a modest overhang with flared corners. The house rests upon a brick foundation. The main entrance, the house's character-defining feature, displays a broken gable pediment with square post supports incorporating recessed wood panels. A fixed multi-pane screen is set into each side opening. The single leaf paneled main entrance door is framed by sidelights. The first-story cornice extends forward to embrace the entrance shelter.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: -417551863 Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 183 SO. MOUNTAIN AVENUE Survey ID: -417551863 04/22 104/21 Gates-Ave 1/20 101



BIBLIOGRAPHY:

				Year:	HPO Accession #:	(if applicable)
GIS Tax Parce	l Data			2019		
? 🗌 (check	ed=Yes)					
ONLY:						
d:	0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
\checkmark						
Estate Area His	storic District					
Contributing						
• ·						
Convers	ionNote: 422325					
	? ☐ (check ONLY: d: Estate Area His Contributing ogical Site/Depo ial sites. If Yes, p	? ☐ (checked=Yes) ONLY: d: 0 Building 0 Structure 0 Object ✓ Estate Area Historic District Contributing ogical Site/Deposits? ☐ ial sites. If Yes, please describe briefly)	? ☐ (checked=Yes) ONLY: d: 0 Building 0 0 Structure 0 0 Object 0 ✓ Estate Area Historic District Contributing ogical Site/Deposits? ☐ ial sites. If Yes, please describe briefly)	? ☐ (checked=Yes) ONLY: d: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing ogical Site/Deposits? ☐ ial sites. If Yes, please describe briefly)	? ☐ (checked=Yes) ONLY: d: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing ogical Site/Deposits? ☐ ial sites. If Yes, please describe briefly)	? ☐ (checked=Yes) ONLY: d: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing ogical Site/Deposits? ☐ ial sites. If Yes, please describe briefly)

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-417551863	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-460955864		
Property Name:	185 SO. MOUNTAIN AVENUE			Owners	hip: Private		
Address:	185 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S): County: Municipality: Local Place Name: USGS Quad: Block: Lot:							
ESSEX	Montclair township	Loour race rune.	Orange	1201	19		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 185 South Mountain Avenue was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall plan Queen Anne house faces west onto South Mountain Avenue. The house is covered by a high hip roof which displays a pronounced overhang and rises to a balustrade widow's walk. The roof system is covered with asphalt shingles and broken by hipped roof dormers on the front and side elevations and stucco-faced interior chimneys.

Exterior elevations are clad in stucco. Window openings consist of 6/1 double-hung vinyl sash with applied muntins which are set within molded lintels and sills. The house rests upon a brick foundation. A partially screened porch with Tuscan columns carries across the front and south elevations. Paired porch columns and a gabled pediment distinguish the main entrance. The single leaf paneled entrance door is covered by a storm and screen door and framed by sidelights. Centered above the main entrance, the roofline dormer also incorporates paired Tuscan columns. A stucco-faced hip roof garage is oriented south facing a paved driveway which extends along the property's southern boundary.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -460955864 Page 1

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

Other Designation Date:

Site Map:

	Address: 185 SO. MOUNTAIN AVENUE Survey ID: -460955864					
BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclai				2019		(ii applicable)
Additional Informati 0713_1201_19 SURVEY: ESS GB 93 More Research Nee	3 v4; HSI: 0713-870					
INTENSIVE-LEVEL U Attachments Inc		0 0 0	Bridge Landscape Industry			
Historic Distric	t? 🗸	-				
District Na Sta	me: Estate Area Historic Districttus: Contributing					
	heological Site/Deposits?					
Conversion Problem?	ConversionNote: 422324					
Date form completed	1: 6/25/2020					
Survey Name	: Estate Potential Historic Resource Area				Property ID:	Pa

Surveyor: Joseph Schuchman Organization: E2 Project Management (Primary Contact)

Property ID: -460955864 Page 2

PROPERTY REPORT

FROFER	TIKEFURI			Troporty ID.		
Property Name:	189 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	189 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1201	18	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1323025810

Property ID.

Description:

This single-family dwelling at 189 South Mountain Avenue was constructed ca. 1907 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces west onto South Mountain Avenue. The center-hall plan house is covered by a hip roof with gable ells projecting from the dwelling's front and side elevations displaying flared gable ends. The roof system is covered with asphalt shingles and broken by an interior brick chimney.

Exterior elevations are clad in running bond brick and stucco. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. A broken gabled pediment with fluted Doric columns and denticulate cornice is centered on the recessed central bay and delineates the main entrance. The single leaf paneled entrance door is framed by fixed panes set above stucco-faced panels and ornamented with fluted pilasters. The arrangement of gable roof forms is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor	: Joseph Schuchman	(Primary Contact) -1323025810		
Organization	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	89 SO. MOUNT vey ID: -13230	25810	
104/26	1201	20 1201/4.0	
104/17 104/16	1201/19 1201/19 1201/17	1201/5 1201/6 1201/7	1206/1
19 11	1201/15 120	01/9 Warrel	
0 Survey Prop —— Roads	270 verties 2020	540 Feet Parcels Municipalities	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_1201_18								
More Research Neede	d? (cheo	kec	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	listo	oric District					
Status	: Contributing							
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422269					

6/25/2020 Date form completed:

DRODERTV REDORT

Property Name:	190 South Mountain Avenue			Ownership: Private
Address:	190 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 190 South Mountain Avenue was constructed ca.1922 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. The house is covered by a hipped roof. The roof system is covered with slate and broken by front gable dormers and paired interior chimneys. The dormers incorporate arched 6/6 double-hung sash windows which are framed by pilasters and rise to a broken gable pediment; the dormer wall surface is slate covered.

Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 6/6 double-hung sash, casement, and fixed pane windows. Most window openings are set beneath a brick and stone relieving arch. The house rests upon a brick foundation. Framed by brick pilasters, the slightly recessed entrance bay is centered on the façade and is the house's character-defining feature. The single leaf paneled entrance door is set beneath a tracery fanlight. Tuscan posts and columns support a semi-circular portico above which rises a Palladian-inspired window featuring a Roman arched double-hung sash window framed by Corinthian pilasters flanked by fixed tracery sidelights and set within a molded surround.

This property was listed in the New Jersey Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Settina:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 252019271 Page 1

252019271

Property ID:

 Registration
 National Historic Landmark?:
 Image: Content of the second sec

Eligibility Worksheet included in present survey?

Other Designation: Other Designation Date:

Site Map:

Local Designation:

SHPO Opinion:

Location Map:



BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Monto	clair Multiple Resourc	e Area	1986		
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_104_17 SURVEY: ESS GB 93 v4						
More Research Neede	d? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Incluc	0 Structure	-	Bridge Landscape			
Historic District ?	0 Object	0	Industry			
District Name	: Estate Area Historic District	t				
Status	: Key Contributing					
	ological Site/Deposits? ntial sites. If Yes, please describ	be briefly)				
Conversion Problem?	ConversionNote:	1902				
Date form completed:	6/25/2020					
Survey Name:	Estate Potential Historic Resou	Irce Area			Property ID:	Page
Surveyor:	Joseph Schuchman		(Primar	y Contact)	252019271	

BUILDING ATTACHMENT

Property ID:	252019271
Element ID:	-665372071

Common Name:	190 South Mour	tain Avenue		
Historic Name:	190 South Mour	tain Avenue		
Present Use:	Residential, perr	nanent		
Historic Use:	Residential, per	nanent		
ConstructionDa	te: 1922	Source: Borough	of Montclair Tax Records; NJHPO Inc	lividual Survey Form
Constructio Start Da		Construction 19 End Date:	22	
Style:	Colonial Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Flemish Bond	Bavs:	5

Exterior Description:

This single-family dwelling at 190 South Mountain Avenue was constructed ca.1922 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Colonial Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. The house is covered by a hipped roof. The roof system is covered with slate and broken by front gable dormers and paired interior chimneys. The dormers incorporate arched 6/6 double-hung sash windows which are framed by pilasters and rise to a broken gable pediment; the dormer wall surface is slate covered.

Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 6/6 double-hung sash, casement, and fixed pane windows. Most window openings are set beneath a brick and stone relieving arch. The house rests upon a brick foundation. Framed by brick pilasters, the slightly recessed entrance bay is centered on the façade and is the house's character-defining feature. The single leaf paneled entrance door is set beneath a tracery fanlight. Tuscan posts and columns support a semi-circular portico above which rises a Palladian-inspired window featuring a Roman arched double-hung sash window framed by Corinthian pilasters flanked by fixed tracery sidelights and set within a molded surround.

This property was listed in the New Jersey Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	252019271	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

Property ID	2
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4

History:

Designed by the Architect Frank E. Wallis and constructed in 1922.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The architects who lived and worked in Montclair had a considerable influence on the residential development of the town. This group of men produced a large collection of well-designed houses which were frequently published in the professional journals of the day. These architects worked in a variety of styles. Some like Frank Wallis, a nationally known authority on the Colonial Revival, confined their endeavors to a particular mode. Others drew from a variety of popular influences, producing styles that were eclectic and different. Two of these men, Dudley van Antwerp and A.F. Norris, deserve special attention. Both were noted for their prolific output; both had a preference for the Craftsman and Tudor Revival styles."

Eligibility for New Jersey and National Re	egisters: Yes 	s ONo	National Register Crite	eria:	\checkmark	\checkmark	
				Α	В	С	D
Level of Significance: 🖌	ocal 🗸 Sta	ite	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1206, Lot 12

Date Form Completed: 5/17/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	252019271	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	191 SO. MOUNTAIN AVENUE			Ownership: Priva	te
Address:	191 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 0704	2
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:	
ESSEX	Montclair township		Orange	1201 17	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

995069249

Property ID:

Description:

This single-family dwelling at 191 South Mountain Avenue was constructed ca. 1907 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house displays a center hall form and faces west onto South Mountain Avenue. The house is covered by an asphalt shingle-dressed side gable roof with prominent front and side elevation gables. The roof is broken by a gabled front dormer, vent pipe, and two interior brick chimneys.

Exterior elevations are asymmetrically arranged clad in running bond brick and wood shingles. Stacked projecting gables on the front and side elevations are faced in stucco and half-timbering and display heavy wood framing. These visually prominent gables are the house's character-defining feature. Window openings are primarily 1/1 double-hung sash; second story windows on the street elevation incorporate ornamental tracery in the upper sash. Casement windows and diamond pattern transoms are also utilized. The house rests upon a brick foundation. The off-center main entrance displays a paneled entrance door which is fronted by a storm and screen door and framed by sidelights. A screened hip roof porch with bracketed wood posts extends along the dwellings southwest corner.

A driveway extends along the northern property line and provides access to the single car garage. The 1.5 story frame structure appears contemporary with the residence and is covered by a steeply pitched gable-front roof. The gable is treated with stucco, half-timbering, and heavy bracing similar in appearance to the gable treatment displayed on the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	995069249	
Organization:	E2 Project Management			

century. Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Other Designation Date: Certification of Eligibility: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 191 SO. MOUNTAIN AVENUE Survey ID: 995069249 1201/21 120. 104/ 1201/4.0. 104/18 1201/20 127 1201/5 1201/19 104/17 1201/6 1201/18 Mountain-104/16 12 1201/7 17 1201/16 1201/9 Varren 104/15 1201/15 1201/10 12021 1201/1 1201/14 1201/12 LUC 1201/13 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** HPO Accession #: (if applicable) Author: Title: Year: Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713_1201_17 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Building Attachments Included: 0 0 Bridge 0 Structure 0 Landscape 0 Object Industry 0 **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** ConversionNote: 422268 Date form completed: 6/25/2020 Survey Name: Estate Potential Historic Resource Area **Property ID:** Page 2 995069249 (Primary Contact) Surveyor: Joseph Schuchman Organization: E2 Project Management

PROPERTY REPORT

Property Name:	195 SO. MOUNTAIN AVENUE			Ownership: Private
Address:	195 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOCATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

county.	wunicipanty.	Local Flace Maille.	0505 Quau.	DIOCK.	LOI.	
ESSEX	Montclair township		Orange	1201	16	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1478407616

Property ID.

Description:

This single-family dwelling at 195 South Mountain Avenue was constructed ca. 1900 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall plan and faces west onto South Mountain Avenue. The house is covered by a hip roof with gable ells emerging on each of the principal elevations. The roof system is dressed in asphalt shingles and broken by a shed dormer centered on the main façade and an interior brick chimney with a Tudor-inspired stack.

Exterior elevations are clad in running bond brick and stucco. The gable ends, which are clad in stucco and half-timbering, are the house's character-defining feature. Casement windows are the predominant window type while 6/1 double-hung sash and fixed panes are also utilized. Select window openings display leaded glass and diamond panes. The house rests upon a brick foundation. Molded stucco brackets support the façade's second story garrison overhang. The main entrance is recessed within a Roman arch opening. The paneled and leaded glass entrance door is framed by leaded glass sidelights. The north elevation oriel is faced with stucco, half timbering, and geometric ornamentation and displays oversized wood brackets

Along the property's northern boundary, a paved driveway leads to a single car garage positioned near the rear of the property. The gablefronted garage appears contemporary with the house and displays a stucco and half-timbered front gable.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1478407616	
Organization:	E2 Project Management			

Registration and Status Dates: Eligibility Work Location Map:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey? Is	C Other	SHPO Opinion: Local Designation: Other Designation: Designation Date: n identifiable farm or former farm?
	Address: 195 SO. MOUNTAIN AVENUE Survey ID: -1478407616 104/18 1201/20 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/19 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11 1201/11		
BIBLIOGRAPHY: Author:	Title:		Year: HPO Accession #: (if applicable)
Township of Montclai Additional Informati 0713_1201_16			2019
More Research Nee	eded? (checked=Yes)		
Associated Arc	JSE ONLY: cluded: 0 Building 0 Structure 0 Object t ?	0 Bridge 0 Landscape 0 Industry	2
Conversion Problem			

PROPERTY REPORT

Property Name:	200 SO. MOUNTAIN AVENUE			Ownersh	ip: Private	
Address:	200 SO. MOUNTAIN AVENUE AVE		Apartment #:	Z	IP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	16	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1138100033

Property ID:

Description:

This single-family dwelling at 200 South Mountain Avenue was constructed ca. 1903 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Colonial Revival house displays a center hall plan and faces east onto South Mountain Avenue. The house is covered by a asphalt-shingled hip roof which displays a pronounced overhang with a modillion block cornice at its underside. Pedimented gable dormers on the front and side elevations pierce the roof plane while an interior brick chimney breaks the roofline. Exterior brick chimneys rise from the south and rear elevations.

A 2.5 story pedimented gable entrance bay, the house's character-defining feature, is centered on and projects from the main elevation while incorporating the roofline cornice. The entrance bay is distinguished by pilasters and rises to a gable pediment. Ionic pilasters frame the single leaf paneled main entrance door and flanking leaded glass sidelights, which are set below a leaded glass fanlight.

Exterior elevations are stucco-faced. Window openings consist primarily of 1/1 double-hung vinyl sash. Casement and fixed pane windows are also utilized. The upper sash of roofline dormers display round-arch tracery sash. The house rests upon a brick foundation.

A 1.5 story gable roofed structure stands removed from the house near the rear property line. The building may have been constructed as the garage and now appears to service a residential use. Exterior elevations of the simply detailed structure are stucco-faced. The building is oriented south and covered by an asphalt shingle gable roof with a gabled dormer projecting from the east elevation and a shed dormer at the west elevation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening

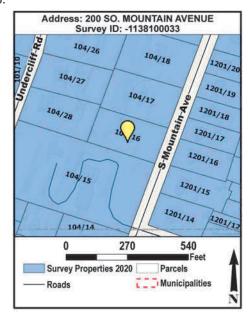
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1138100033	
Organization:	E2 Project Management			

hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Site Map:

Registration and Status Dates:	National Historic Landmark?:	
	National Register:	SHPO Opinion:
	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data	2019		
Additional Information: 0713_104_16				
More Research Needed	? (checked=Yes)			
INTENSIVE-LEVEL USE	ONLY:			
Attachments Include	5			
	0 Structure 0 Landscape			
Historic District ?	0 Object 0 Industry			
District Name:	Estate Area Historic District			
Status:	Key Contributing			
	logical Site/Deposits?			
Conversion Problem?	ConversionNote: 422230			
Date form completed:	6/25/2020			
Survey Name: E	state Potential Historic Resource Area		Property ID:	Page 2
Surveyor: J	oseph Schuchman	ry Contact)	4400400000	
-	2 Project Management	- /		

BUILDING ATTACHMENT

Property ID:	-1138100033
Element ID:	-16697434

Common Name:	200 South Moun	tain Avenue		
Historic Name:	200 South Moun	tain Avenue		
Present Use:	Residential, perr	nanent		
Historic Use:	Residential, perr	nanent		
ConstructionDa	te: 1903	Source: Borou	ugh of Montclair Tax Records	
Constructio Start Da		Construction End Date:	1903	
Style:	Colonial Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Type:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Asphalt Shingle	Stories:	2.5
Exterior Fi	nish Materials:	Stucco	Bays:	3

Exterior Description:

This single-family dwelling at 200 South Mountain Avenue was constructed ca. 1903 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Colonial Revival house displays a center hall plan and faces east onto South Mountain Avenue. The house is covered by a asphalt-shingled hip roof which displays a pronounced overhang with a modillion block cornice at its underside. Pedimented gable dormers on the front and side elevations pierce the roof plane while an interior brick chimney breaks the roofline. Exterior brick chimneys rise from the south and rear elevations.

A 2.5 story pedimented gable entrance bay, the house's character-defining feature, is centered on and projects from the main elevation while incorporating the roofline cornice. The entrance bay is distinguished by pilasters and rises to a gable pediment. Ionic pilasters frame the single leaf paneled main entrance door and flanking leaded glass sidelights, which are set below a leaded glass fanlight.

Exterior elevations are stucco-faced. Window openings consist primarily of 1/1 double-hung vinyl sash. Casement and fixed pane windows are also utilized. The upper sash of roofline dormers display round-arch tracery sash. The house rests upon a brick foundation.

A 1.5 story gable roofed structure stands removed from the house near the rear property line. The building may have been constructed as the garage and now appears to service a residential use. Exterior elevations of the simply detailed structure are stucco-faced. The building is oriented south and covered by an asphalt shingle gable roof with a gabled dormer projecting from the east elevation and a shed dormer at the west elevation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-1138100033

History:

Constructed in 1903.

Statement of Significance:

Building is a significant example of the Colonial Revival style with characteristic features such as classical cornices, engaged columns, dentillating in the gable ends, rounded arch dormer windows and symmetrical façade.

Eligibility for New Jersey and National Registers:	●Yes (No National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 104 Lot 16

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area	Property ID:	
Surveyor:	Joseph Schuchman	(Primary Contact)	-1138100033
Organization:	E2 Project Management		

Page 4

PROPER	TY REPORT			Property ID:	-385433189
Property Name:	203 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	203 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 203 South Mountain Avenue was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. Displaying a center hall plan, the 2.5 story 3 bay Tudor Revival house faces west onto South Mountain Avenue. The house is covered by a slate-covered hip roof. The extended roof overhang displays exposed rafters. The roof plane is broken by shed dormers emerging at each elevation and three interior brick chimneys, the flue of each displaying decorative brickwork.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. Window openings consist of 12/12 double-hung sash and dormers display 1/1 double-hung sash. The house rests upon a brick foundation. The main entrance is set within a coursed ashlar-faced gabled entrance shelter-the house's character-defining feature-which rises to a roofline parapet and is flanked by leaded glass casement windows. The limestone-faced segmental arched opening is surmounted by label molding. Lancet arched openings are set into the side walls. The single leaf main entrance is paneled.

The driveway is located near the property's northern boundary and carries through the port-cochere, whose opening is faced in coursed ashlar and continues onward to the 1.5 story garage. The design of the 2-bay garage reflects its historic connection to the main house. The garage is faced in stucco and half-timbering and rises to a side jerkin-head gable roof; a hip roof dormer is centered above the garage bays.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-385433189	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:

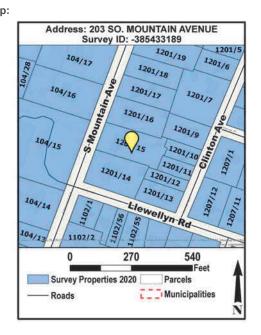
 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Title:			Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area			1986			
Township of Montclair	GIS Tax Parcel Da	GIS Tax Parcel Data			2019		
Additional Information 0713_1201_15	:						
More Research Neede	d? (checked=	Yes)					
INTENSIVE-LEVEL US	E ONLY:						
	0 S 0 0 ♥ e: Estate Area Histori	;?	0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed:	Conversion 6/25/2020	Note: 422266					
Survey Name:	Estate Potential Histor	ic Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman			(Primar	y Contact)	-385433189	
Organization:	E2 Project Manageme	nt					

Other Designation: Other Designation Date:

Local Designation:

SHPO Opinion:

☐ Is this Property an identifiable farm or former farm?

Site Map:

BUILDING ATTACHMENT

Property ID:	-385433189
Element ID:	381021231

Common Name:	203 South Mour	ntain Avenue			
Historic Name:	203 South Mour	ntain Avenue			
Present Use:	Residential, per	Residential, permanent			
Historic Use:	Residential, per	manent			
ConstructionDa	te: 1912	Source: Borough of	Montclair Tax Records		
Constructio Start Da		Construction 1912 End Date:	2		
Style:	Tudor Revival	[Vernacular Style?		
Form:	Center Hall		Physical Condition:	Excellent	
Туре:	Other		Remaining Historic Fabric:	High	
Roof Fi	nish Materials:	Slate	Stories: 2	2.5	
Exterior Fi	nish Materials:	Brick. Flemish Bond	Bavs:	3	

Exterior Description:

This single-family dwelling at 203 South Mountain Avenue was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. Displaying a center hall plan, the 2.5 story 3 bay Tudor Revival house faces west onto South Mountain Avenue. The house is covered by a slate-covered hip roof. The extended roof overhang displays exposed rafters. The roof plane is broken by shed dormers emerging at each elevation and three interior brick chimneys, the flue of each displaying decorative brickwork.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. Window openings consist of 12/12 double-hung sash and dormers display 1/1 double-hung sash. The house rests upon a brick foundation. The main entrance is set within a coursed ashlar-faced gabled entrance shelter-the house's character-defining feature-which rises to a roofline parapet and is flanked by leaded glass casement windows. The limestone-faced segmental arched opening is surmounted by label molding. Lancet arched openings are set into the side walls. The single leaf main entrance is paneled.

The driveway is located near the property's northern boundary and carries through the port-cochere, whose opening is faced in coursed ashlar and continues onward to the 1.5 story garage. The design of the 2-bay garage reflects its historic connection to the main house. The garage is faced in stucco and half-timbering and rises to a side jerkin-head gable roof; a hip roof dormer is centered above the garage bays.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-385433189

History:

Constructed in 1912.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as half-timbering, compound chimneys, leaded glass, multi-paned windows and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	A B	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1201 Lot 15

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-385433189	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	973824118
Property Name:	208 SO. MOUNTAIN AVENUE			Ownership:	Private
Address:	208 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP:	07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lo	ot:
ESSEX	Montclair township		Orange	104	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This former Southwest School at 208 South Mountain Avenue was constructed in 1906 and is located within the proposed boundary of the Estate Area Historic District. Designed by architects Van Vleck & Goldsmith, the original 2 story, 3 bay Georgian Revival building, which forms the nucleus of the present site, was constructed as residence, a function it continued to serve until 1949 when the property was purchased by the Montclair School Board for use as an elementary school.

A stepped terrace walkway, incorporating concrete steps and limestone capped brick walls, leads from the driveway to the school's main entrance.

The school faces east onto South Mountain Avenue. The school is covered by a flat roof and displays a limestone-capped roofline parapet. Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 1/1 double hung sash with several window openings incorporating applied muntins. The building rests upon a brick foundation.

Colonial Revival detailing on the original structure's front elevation is the site's character defining feature. Fluted pilasters frame the centrally-placed entrance bay and define building corners rising up to a full entablature. The main entrance displays a Federal-inspired surround. The replacement entrance door is framed by tracery sidelights and a fanlight; narrow tapered Tuscan columns flank the fenestration. Replacement columns rise to an entablature upon which a balustrade is set. Flanking first story windows are designed to suggest the appearance of a Palladian window, the central opening rising to a broken segmental arch ornamented with a classic swag and urn.

A 2-story extension, constructed in 1955 emerges from the south elevation. Although substantially larger that the original structure, the mid-20th century building is more simply executed and, by its design and placement, respects the architecture and scale of the original building.

A carriage house/stable dating from the site's use as a residence stands northwest of the school.

Constructed of running bond brick, the deteriorating structure is covered by a hip roof with a pronounced overhang. A roofline gable delineates the entrance bay. The roof system is covered in asphalt shingle and is broken by hip roof dormers on front and side elevations and paired bell cast roof ventilators set on the ridge line. Window and door openings have been covered or altered or covered.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	973824118	
Organization:	E2 Project Management			

This property was previously surveyed in 1981 and presently houses a private learning center focusing on youths with autism and development disabilities. The school property is in good condition and despite alterations retains a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates: National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

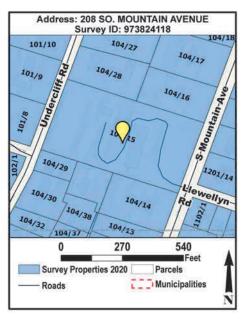
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 973824118

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information:							
0713_104_15 SURVEY: ESS GB 93 v4	; HSI: 0713-872						
More Research Neede	d? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name	: Estate Area Histo	oric District					
Status	: Contributing						
Associated Archeo (known or poter	-	its?					
Conversion Problem?	Conversio	nNote: 422229					
Date form completed:	6/25/2020						

PROPERTY REPORT

Property Name:	209 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	209 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1201	14	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-25865662

Property ID:

Description:

This single-family dwelling at 209 South Mountain Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. Located at the northeast corner of South Mountain Avenue and Llewellyn Road, the 2.5 story 5 bay Tudor Revival house utilizes a center hall form and faces west onto South Mountain Avenue. The house is covered by a side-gable roof with a pronounced overhang which displays exposed roof rafters. The roof system is covered with asphalt shingles and broken by gables, gable roofed dormers, and two interior brick chimneys, each of which rises to a corbeled cap.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. Window openings consist primarily of 1/1 double-hung sash. Casement windows and fixed panes are also utilized; several first story windows display leaded glass transoms. The house rests upon a brick foundation.

Brick gateposts delineate the approach to a multi-hued flagstone path which provides access to the formalized main entrance. The entrance is set within a keystoned elliptical arch above which rises a crenelated limestone cornice ornamented with a heraldic shield. The entrance door displays multi-light leaded glass which is framed by leaded glass sidelights set above a molded panel. The geometric pattern created by the combination of stucco and half-timbering is the house's character-defining feature.

A paved driveway leads to a 1-1/2 story 2 car garage which rises to a side gable roof. A shed dormer is centered on the front elevation. Set near the rear property line, the garage is faced in stucco and displays half timbering in the gable ends and dormer. The garage appears contemporary with the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-25865662	
Organization:	E2 Project Management			

above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening tieth

hedgerows. The home demonstrate without e century.	es along the street are set back from the sto effort the neighborhood's affluence while als	one curbs allo so preserving	owing their p the suburba	orofessio an gentili	nally-arranged landsca ty of the late nineteent	pes to h to early twent
Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	□ Is this I	Ot Other D	ocal Des ther Des Designat	Opinion: ignation: ignation: ion Date: able farm or former fa	ırm?
Location Map:		s	ite Map:			
	1201/11 1201/11	1/10/13				
BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information						
More Research Nee	ded? (checked=Yes)					
INTENSIVE-LEVEL U Attachments Inc Historic District	Iuded: 0 Building 0 Structure 0 Object	0	Bridge Landscape Industry			
District Na	me: Estate Area Historic District tus: Contributing					
Associated Arc	heological Site/Deposits?)				

Conversion Problem? ConversionNote: 422265

Date form completed:

6/25/2020

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-25865662	
Organization:	E2 Project Management			

Page 3

PROPERTY REPORT

_	_					
Property Name:	215 SO. MOUNTAIN AVENUE			Ownersh	ip: Privat	ie
Address:	215 SO. MOUNTAIN AVENUE AVE		Apartment #:	Z	IP: 07042	2
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 215 South Mountain Avenue was constructed ca. 1923 and is located within the proposed boundary of the Estate Area Historic District. Situated at the southeast corner of South Mountain Avenue and Llewellyn Road, the 2.5 story 4 bay Colonial Revival house incorporates a 2/3 Georgian form and faces west onto South Mountain Avenue. The house is covered by a side gable roof. The roof system is covered with asphalt shingles and broken by paired pedimented gable dormers on the front elevation and an interior brick chimney.

Exterior elevations are clad in aluminum siding. Window openings consist primarily of 6/6 double-hung sash; fixed panes are also utilized. The house rests upon a brick foundation. A pent roof encircles the first story incorporating the broken gable entrance pediment which is supported by Tuscan columns. The paneled entrance door is set beneath a decorative sunburst panel.

A paved driveway, accessible from Llewellyn Road, provides access to a surface parking area. Deciduous and evergreen trees and bushes substantially screen the property from public view.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -119220793

Page 1

-119220793

Property ID:

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: ksheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date: Is this Property an identifiable farm or former farm?
Location Map:		Site Map:
	Address: 215 SO. MOUNTAIN AVENUE Survey ID: -119220793 1201/15 1201/15 1201/15 1201/15 1201/14 1201/13 1201/14 1201/13 1201/14 104/14 104/14 104/14 102/2 104/11 102/3 102/3 104/10 1102/3 102/30 104/10 1102/3 102/30 104/10 1102/3 102/30 104/10 1102/3 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1000 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 1002/30 10000 1000 1000 1000 1000 10000 1000000	
BIBLIOGRAPHY: Author: Township of Montcla	Title: air GIS Tax Parcel Data	Year: HPO Accession #: (if applicable)
Additional Informat		2019
More Research Ne	eeded? (checked=Yes)	
Associated Ar	the cluded: 0 Building 0 Structure 0 Object ct ? ✓	0 Bridge 0 Landscape 0 Industry
Conversion Problem Date form complete		

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-119220793	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID: -730605463	
Property Name:	218 SO. MOUNTAIN AVENUE			Ownership: Private	
Address:	218 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042	
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:	

county.	wunicipality.	LOCAL FIACE Maille.	0303 Quau.	DIUCK.	LUI.	
ESSEX	Montclair township		Orange	104	14	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 218 South Mountain Avenue was constructed ca. 1897 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Spanish Colonial Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. Displaying a projecting entrance bay, the house is covered by a hipped roof; exposed rafters emerge from the underside of the pronounced overhang. The roof system is covered with Spanish Tile, the house's character-defining feature, and broken by hipped roof front elevation dormers, two interior stucco-faced chimneys, and a stucco-faced exterior chimney which cuts through the north elevation roofline.

Exterior elevations are clad in stucco. Rectangular quoins define the entrance's bays lower 2 stories; in the upper half-story, defined by the presence of a belt course, recessed rectangular panels frame the window openings which front onto a wrought iron balcony. The single-leaf paneled entrance door is set within a richly ornamented Georgian-inspired entrance surround. Corinthian pilasters rise to a bracketed and dentil-molded broken gabled pediment. Window openings consist of 1/1 double-hung vinyl windows with applied muntins framed by louvered wood shutters. Fixed-light transoms are also utilized. The house rests upon a brick foundation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Settina:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -730605463 Page 1

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Image: Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:

Address: 218 SO. MOUNTAIN AVENUE Survey ID: -730605463 101/8 Undercliff. 104/16 Rd 1201/15 15 104/29 1201/14 lewellyn-Rd 104/30 10/14 1102/1 5-Mountain Ave-104/38 104/32 104/32 104/13 110 1102/55 1102/2 104/12 104 à 104/11 1102/3 104/10 270 0 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Organization: E2 Project Management

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information 0713_104_14 SURVEY: ESS GB 93 v More Research Neede	4; HSI: 0713-873				
	ded: 0 Building 0 Structure 0 Object ✓ e: Estate Area Historic District	0 Bridge 0 Landscape 0 Industry			
Conversion Problem? Date form completed:	ConversionNote: 422228				
	Estate Potential Historic Resource Area Joseph Schuchman	(Prima	ry Contact)	Property ID: -730605463	Page 2

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	654990844	
Property Name:	223 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	223 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 223 South Mountain Avenue was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. Utilizing a center hall plan, the 3 bay Queen Anne house faces west onto South Mountain Avenue and rises 2.5 stories to a hip roof. The roof system is covered with asphalt shingles and broken by an interior brick chimney as well as hipped roof front and side elevation dormers.

Exterior elevations are clad in wood shingle. Window openings are set within a shouldered surround and consist primarily of 1/1 doublehung vinyl sash, some incorporating applied muntins; fixed pane transoms are also displayed. A fixed diamond pane opening is centered within a second story bay. The house rests upon a brick foundation. A wrap-around shed porch with Tuscan columns and a rectangular balustrade shelters the main entrance and continues across the front and south elevations. The porch rests upon ashlar piers with lattice inserts. 1/1 double-hung sash windows framed by pilasters and set above recessed rectangular panels flank the single leaf paneled entrance door. The house's overall form and massing is its character-defining feature.

A frame outbuilding with a steeply pitched roof is located to the rear of the house and appears to serve a recreational use; the 1.5 story frame structure incorporates the dwelling's architectural elements but appears to be of more recent construction.

This property has not been previously surveyed. The dwelling is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	654990844	
Organization:	E2 Project Management			

Registration and Status Dates:	New Jer Determination	onal Register: rsey Register: n of Eligibility: n of Eligibility:	this	O Other I	ocal Des ther Des Designati	Opinion: ignation: ignation: ion Date: able farm or former farm?
Location Map:	Surve 104/15 104/14 104/14 104/12 104/12 104/11 104/11	1102/4 1102/4 1102/49 1102/48 270 540 Feet		Site Map:		
BIBLIOGRAPHY: Author:	Title:				Year:	HPO Accession #: (if applicable)
Township of Montclai Additional Informati 0713_1102_2		cel Data			2019	
More Research Nee	eded? (che	cked=Yes)				
Associated Arc	t? ame: Estate Area I atus: Contributing heological Site/De		0 0 0	Bridge Landscape Industry		
(known or p	otential sites. If Yes	, please describe briefly)				
Conversion Problem?		ersionNote: 422287				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	654990844	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	226 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	226 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	13	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 226 South Mountain Avenue was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay center hall Dutch Colonial Revival house faces east onto South Mountain Avenue. The house is covered by a side gambrel roof. The roof system is covered with asphalt shingles and broken by pedimented gabled dormers on the front elevation, a corbeled capped brick exterior chimney rising from the south elevation, and a vent pipe. The main block is flanked by 2 story recessed side gable ells; an exterior brick chimney is centered in the north gable end.

Exterior elevations are clad in wood clapboard. A molded cornice carries across the front roofline elevation. Window openings consist of 6/ 6 double-hung vinyl sash. The house rests upon a brick foundation. The dwelling's center bay is the house's character-defining feature. The paneled single leaf entrance door is set beneath a tracery fanlight; wood posts with molded caps support the broken gabled pediment. An angled bay window with flared corners is centered above the main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: 1612096264

Page 1

1612096264

Property ID.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

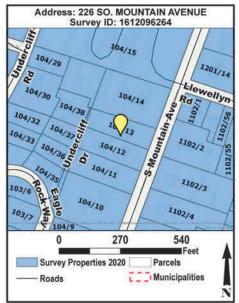
 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

fication of Eligibility: Other

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Title:			Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	es of Montclair Multiple	Resour	ce Area	1986		
Township of Montclair	GIS Tax Parcel E	Data			2019		
Additional Information 0713_104_13	:						
More Research Neede	ed? (checked	d=Yes)					
INTENSIVE-LEVEL US	E ONLY:						
	0 0 ✔ e: Estate Area Histo	its?	0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed:	Conversio	nNote: 422227					
Survey Name:	Estate Potential Hist	oric Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman			(Primar	y Contact)	1612096264	
Organization:	E2 Project Managen	nent					

Other Designation: Other Designation Date:

Local Designation:

SHPO Opinion:

Site Map:

BUILDING ATTACHMENT

Property ID:	1612096264
Element ID:	-1450276363

Page 3

Common Name:	226 South Mour	ntain Avenue		
Historic Name:	226 South Mour	ntain Avenue		
Present Use: Residential, permanent				
Historic Use:	Residential, per	manent		
ConstructionDa	ite: 1912	Source: Borough	n of Montclair Tax Records	
Construction Start Da		Construction 1 End Date:	912	
Style:	Dutch Colonial I	Revival	Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Asphalt Shingle	Stories:	2.5
Exterior Fi	nish Materials:	Wood, Clapboard	Bays:	5

Exterior Description:

This single-family dwelling at 226 South Mountain Avenue was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay center hall Dutch Colonial Revival house faces east onto South Mountain Avenue. The house is covered by a side gambrel roof. The roof system is covered with asphalt shingles and broken by pedimented gabled dormers on the front elevation, a corbeled capped brick exterior chimney rising from the south elevation, and a vent pipe. The main block is flanked by 2 story recessed side gable ells; an exterior brick chimney is centered in the north gable end.

Exterior elevations are clad in wood clapboard. A molded cornice carries across the front roofline elevation. Window openings consist of 6/ 6 double-hung vinyl sash. The house rests upon a brick foundation. The dwelling's center bay is the house's character-defining feature. The paneled single leaf entrance door is set beneath a tracery fanlight; wood posts with molded caps support the broken gabled pediment. An angled bay window with flared corners is centered above the main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

2

Property ID	1612096264

History:

Constructed in 1912.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as half-timbering, compound chimneys, leaded glass, multi-paned windows, and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:			\checkmark	
			Α	В	С	D
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 302 Lot 8

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1612096264	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-373915005
Property Name:	228 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	228 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	12

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 228 South Mountain Avenue was constructed ca. 1963 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Center Hall Minimal Traditional house faces east onto South Mountain Avenue. The house is covered by asphalt shingle hipped roof.

Exterior elevations are clad in running bond brick. Window openings consist primarily of 6/6 double-hung vinyl sash. On the façade, multilight fixed pane openings which flank the entrance bay are set above recessed rectangular panels and are surmounted by molded lintels. The house rests upon a brick foundation. Tuscan columns support a 2-story semi-circular portico, the house's character-defining feature, which is centered on the facade. The main entrance is framed by pilasters and set beneath a pedimented gable. The paneled entrance door is covered by a storm and screen door and flanked by sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) -373915005	
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	Historic Resources of Montclair Multiple Resource Area			1986		
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_104_12							
More Research Needed?	? (checked	=Yes)					
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeolo	•	ts?					

Conversion Problem? ConversionNote: 422226

Date form completed: 6/25/2020

Property ID: -373915005 Page 2

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	229 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	229 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1069355699

Property ID.

Description:

This single-family dwelling at 229 South Mountain Avenue was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall plan Colonial Revival house faces west onto South Mountain Avenue. The house is covered by a high hip roof. The roof system is covered with asphalt shingles and broken by gable and hip-roofed dormers, an interior brick chimney, and two exterior brick chimneys at the side elevations, each of which cuts through the extended roofline.

Exterior elevations are clad in rectangular-cut wood shingles. The house is encircled by a molded architrave, dentiled frieze, and swan's neck bracketed cornice. Window openings consist primarily of 1/1 double-hung vinyl sash, some incorporating applied muntins. On the front elevation's first story, pilasters frame tripartite openings; the northernmost bay displays a Palladian surround. On the street elevation's roofline, a gabled central dormer displays a rounded arched central window flanked by smaller rectangular windows. The gable end is faced in wood shingles. Smaller hip roof dormers flank this central gable dormer. The variety of window treatments is the house's character-defining feature. A wrap-around porch displays Tuscan columns and a rectangular balustrade. A gabled pediment delineates the main entrance. The single leaf paneled entrance door is framed by fixed panels set above relief panels. The house rests upon a brick foundation; the porch rests upon a random ashlar foundation.

A frame 2 bay garage is located at the rear of the property and may have originally been utilized as a carriage shed and/or horse barn. The garage appears to be contemporary with the dwelling and stylistically reflects its design. Exterior elevations are covered in German siding. The garage doors are constructed of vertical tongue and groove and display multi-light fixed panes. The 1.5 story building is covered by a high hip asphalt shingle roof. A gable dormer is centered on and breaks the roofline; the gable dormer features paired openings which incorporate fixed panes and diagonal tongue and groove sheathing.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1069355699	
Organization:	E2 Project Management			

Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

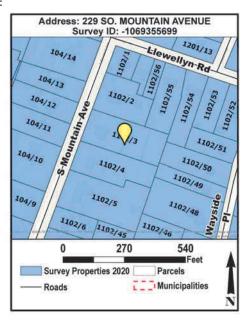
SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data	2019		
Additional Information 0713_1102_3 SURVEY: ESS GB 93 v	-			
More Research Neede	d? (checked=Yes)			
INTENSIVE-LEVEL US	E ONLY:			
Attachments Inclu	ded: 1 Building 0 Bridge			
	0 Structure 0 Landscap	е		
Historic District ?	0 Object 0 Industry			
District Nam	—			
Statu	s: Key Contributing			
	ological Site/Deposits?			
Conversion Problem?	ConversionNote: 422288			
Date form completed:	6/25/2020			
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman (Prim	ary Contact)	-1069355699	
Organization:	E2 Project Management			

BUILDING ATTACHMENT

Property ID:	-1069355699
Element ID:	1379950098

Common Name:	229 South Mour	tain Avenue		
Historic Name:	229 South Mour	tain Avenue		
Present Use:	Residential, per	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1892	Source: Borou	igh of Montclair Tax Records; NJHPO Ind	dividual Survey Form
Constructio Start Da		Construction End Date:	1892	
Style:	Colonial Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Type:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Asphalt Shingle	Stories:	2.5
Exterior Fi	nish Materials:	Wood, Shingles	Bays:	3

Exterior Description:

This single-family dwelling at 229 South Mountain Avenue was constructed ca. 1892 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall plan Colonial Revival house faces west onto South Mountain Avenue. The house is covered by a high hip roof. The roof system is covered with asphalt shingles and broken by gable and hip-roofed dormers, an interior brick chimney, and two exterior brick chimneys at the side elevations, each of which cuts through the extended roofline.

Exterior elevations are clad in rectangular-cut wood shingles. The house is encircled by a molded architrave, dentiled frieze, and swan's neck bracketed cornice. Window openings consist primarily of 1/1 double-hung vinyl sash, some incorporating applied muntins. On the front elevation's first story, pilasters frame tripartite openings; the northernmost bay displays a Palladian surround. On the street elevation's roofline, a gabled central dormer displays a rounded arched central window flanked by smaller rectangular windows. The gable end is faced in wood shingles. Smaller hip roof dormers flank this central gable dormer. The variety of window treatments is the house's character-defining feature. A wrap-around porch displays Tuscan columns and a rectangular balustrade. A gabled pediment delineates the main entrance. The single leaf paneled entrance door is framed by fixed panels set above relief panels. The house rests upon a brick foundation; the porch rests upon a random ashlar foundation.

A frame 2 bay garage is located at the rear of the property and may have originally been utilized as a carriage shed and/or horse barn. The garage appears to be contemporary with the dwelling and stylistically reflects its design. Exterior elevations are covered in German siding. The garage doors are constructed of vertical tongue and groove and display multi-light fixed panes. The 1.5 story building is covered by a high hip asphalt shingle roof. A gable dormer is centered on and breaks the roofline; the gable dormer features paired openings which incorporate fixed panes and diagonal tongue and groove sheathing.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed:

4/28/2021

Property ID: -1069355699

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-1069355699

History:

Constructed in 1892.

Statement of Significance:

Building is an early significant example of the Colnial Revival style with characteristic features such as pilasters, tripartite windows, Palladian window and Tuscan columns supporting a temple-front frame porch.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		А	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102 Lot 3

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1069355
Organization:	E2 Project Management		

Page 4

-1069355699

DRODERTV REDORT

				1 5	L
Property Name:	230 SO. MOUNTAIN AVENUE			Owners	ship: Private
Address:	230 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1543680054

Property ID:

Description:

This single-family dwelling at 230 South Mountain Avenue was constructed ca. 1880 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 2 bay house combines elements from the Queen Anne and Tudor Revival and faces east onto South Mountain Avenue. The house is covered by a cross gable roof with a hip dormer projecting from the north elevation and a south elevation gabled dormer. The roof system is dressed with asphalt shingles and broken by two interior stucco-faced chimneys.

Exterior elevations are asymmetrically arranged and clad in stucco and half-timbering; the exterior cladding is the house's characterdefining feature. 1/1 double-hung sash are the primary window light; casement windows and fixed panes are also utilized. The house rests upon a brick foundation. An arcaded porch displaying a molded bracket cornice carries across the front and north elevation, providing access to the single leaf paneled main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor:	Joseph Schuchman	(Primary Contact) -1543680054		
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Data			2019		
Additional Information: 0713_104_11								
More Research Needeo	d? 🗌 (chec	kea	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	pric District					
Status	: Contributing							
Associated Archec (known or poter	• ·		its?					
Conversion Problem?	Conver	sio	nNote: 422225					

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

6/25/2020

(Primary Contact)

Property ID: -1543680054 Page 2

PROPERTY REPORT

				[]		
Property Name:	237 SO. MOUNTAIN AVENUE			Owners	ship: Pr	rivate
Address:	237 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07	7042
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	4	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 237 South Mountain Avenue was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. Incorporating a center hall plan, the 2.5 story 3 bay Tudor Revival house faces west onto South Mountain Avenue. The house is covered by a side gable roof dressed with multi-colored slate broken at the rear elevation by a shed dormer. A narrow 1.5 story gabled ell is appended to the north elevation; the south elevation displays paired shallow dormers. A 2.5 story facade gable, into which the main entrance is set and anchored by an exterior brick chimney, dominates the façade and is the house's most prominent visual element and character-defining feature.

Exterior elevations are clad in running bond brick, stucco, and half -timbering. The façade gable incorporates patterned brickwork. Side elevation end-gables are weatherboard clad. Window openings consist primarily of casement windows and fixed panes. The house rests upon a brick foundation. A corbeled arch defines the recessed main entrance and frames the single leaf round-arched paneled entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1651096434

Page 1

-1651096434

Property ID:

 Registration
 National Historic Landmark?:
 Image: Constraint of the second second

Site Map:

Address: 237 SO. MOUNTAIN AVENUE Survey ID: -1651096434 104/14 1102/56 104/13 1102/55 1102/53 1102/2 1102/54 104/12 104/11 -S-Mountain-Ave-1102/3 1102/51 104/10 1102/50 110/14 1102/49 104/9 1102/5 1102/48 Wayside 1102/6 104/8 1102/46 1102/45 1102/47 1102/7 04/ 102/8 1102/14 540 0 270 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Data			2019		
Additional Information: 0713_1102_4							
More Research Needeo	I? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area His	storic District					
Status	Contributing						
Associated Archeological Site/Deposits?							
Conversion Problem?	Convers	ionNote: 422170					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1651096434	
Organization:	E2 Project Management			

DRODERTV REDORT

FILOFLIN				riopolity ib.			
Property Name:	239 South Mountain Avenue			Owners	ship: Private		
Address:	239 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1102	5		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 239 South Mountain Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Tudor Revival house incorporates a center hall form and faces west onto South Mountain Avenue. The house is covered by a side gable roof with pronounced overhangs. The roof system is covered with slate and broken at the front elevation by three gabled ells, a gabled dormer, and by two interior brick chimneys-each displaying a corbeled cap and clay flues. Bargeboard ornaments the central gable.

Exterior elevations are clad in Flemish bond brick, stucco, and half -timbering. Window openings consist of 1/1 double-hung sash with applied muntins, casement windows, and fixed panes. The house rests upon a brick foundation. Pilasters support a slate-covered gabled port-cochere which extends from the north elevation; the gable end is treated with stucco and half-timbering. Delineated by a limestone crenelated parapet, the recessed main entrance is set within a Tudor arch. The single leaf paneled entrance door is framed by leaded glass sidelights. The visual interplay of brick, stucco and half timbering on the street elevation is the house's character-defining feature.

This property was listed in the New Jersey Register in September 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 96710780

Page 1

96710780

Property ID.

Registration and Status National Historic Landmark?: National Register: Dates: New Jersey Register: 9/29/1986 Local Designation: **Determination of Eligibility:** Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation: Other Designation Date:

SHPO Opinion:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple F	Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102_5 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	E ONLY:				
Attachments Incluc	0 Structure	0 Bridge 0 Landscape	e		
Historic District ?	0 Object ✔	0 Industry			
District Name	Estate Area Historic District				
Status	: Key Contributing				
	blogical Site/Deposits?				
Conversion Problem?	ConversionNote: 1903				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman	(Prima	ary Contac	t) 96710780	

Organization: E2 Project Management

(Primary Contact)

BUILDING ATTACHMENT

Property ID:	96710780
Element ID:	-1941157041

Common Name:	239 South Mour	tain Avenue					
Historic Name:	239 South Mour	tain Avenue					
Present Use:	Residential, peri	esidential, permanent					
Historic Use:	Residential, per	manent					
ConstructionDa	te: 1916	Source: Borough o	f Montclair Tax Records; NJHPO Individual Survey Form				
Constructio Start Da		Construction 191 End Date:	6				
Style:	Tudor Revival		Vernacular Style?				
Form:	Center Hall		Physical Condition: Excellent				
Type:	Other		Remaining Historic Fabric: High				
Roof Fi	nish Materials:	Slate	Stories: 2.5				
Exterior Fi	nish Materials:	Brick, Flemish Bond	Bavs: 5				

Exterior Description:

This single-family dwelling at 239 South Mountain Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Tudor Revival house incorporates a center hall form and faces west onto South Mountain Avenue. The house is covered by a side gable roof with pronounced overhangs. The roof system is covered with slate and broken at the front elevation by three gabled ells, a gabled dormer, and by two interior brick chimneys-each displaying a corbeled cap and clay flues. Bargeboard ornaments the central gable.

Exterior elevations are clad in Flemish bond brick, stucco, and half -timbering. Window openings consist of 1/1 double-hung sash with applied muntins, casement windows, and fixed panes. The house rests upon a brick foundation. Pilasters support a slate-covered gabled port-cochere which extends from the north elevation; the gable end is treated with stucco and half-timbering. Delineated by a limestone crenelated parapet, the recessed main entrance is set within a Tudor arch. The single leaf paneled entrance door is framed by leaded glass sidelights. The visual interplay of brick, stucco and half timbering on the street elevation is the house's character-defining feature.

This property was listed in the New Jersey Register in September 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	96710780	
Organization:	E2 Proiect Management			

ELIGIBILITY WORKSHEET - Properties

2

Property ID	96710780

History:

Constructed in 1916.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as half-timbering, compound chimneys, leaded glass, multi-paned windows, and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102 Lot 5

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	96710780	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	79119454
Property Name: Address:	240 SO. MOUNTAIN AVENUE 240 SO. MOUNTAIN AVENUE AVE		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

County:	wunicipality:	Local Place Name:	USGS Quad:	BIOCK:	_ L
ESSEX	Montclair township		Orange	104	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 240 South Mountain Avenue was constructed ca. 1916 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house utilizes a center hall form and faces east onto South Mountain Avenue. The house is covered by a cross-gable roof with a pronounced overhang; half-timbered gables with bracketed undersides dominate the street elevation. The roof system is covered with slate and broken by two interior brick chimneys-each displaying Tudorinspired flues with corbeled caps.

Exterior elevations are clad in multi-hued Flemish bond brick, stucco, and half-timbering. Window openings consist of 1/1 vinyl double-hung sash with applied muntins and casement windows. The house rests upon a brick foundation. A Tudor-arched limestone architrave with crenelated parapet frames the recessed main entrance. The single leaf, paneled entrance door is set between leaded glass sidelights. The exuberant stucco and half-timbered street elevation gables are the house's character-defining feature

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)



Page 1

10

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 National Register:
 SHPO Opinion:

 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

Address: 240 SO. MOUNTAIN AVENUE

Eligibility Worksheet included in present survey?

I

Location Map:

Is this Property an identifiable farm or former farm?

Site Map:

Survey ID: /9119454 104/32 104/38 104/14 104/33 104/35 104/12 1102/2 104/34 104/36 104/11 1102/3 104/34 104/36 104/11 1102/3 103/6 104/1 104/11 1102/4 103/7 103/7 104/9 1102/6 103/9 104/1 104/8 1102/5 103/10 104/2 104/3 104/3 104/3 1102/5 103/10 104/2 104/3 104/3 1102/5 103/10 104/2 104/3 104/3 104/3 1102/5 103/10 104/2 104/3 104/3 104/3 1102/5 103/10 104/2 104/3 104/3 104/3 104/3 104/3 104/3 104/3 102/5 103/10 104/2 104/3 104/3 104/3 104/3 104/3 104/3 102/5 103/10 104/2 104/3 104/3 104/3 104/3 102/5 103/10 104/2 104/3 104/3 104/3 104/3 104/3 104/3 104/3 102/5 103/10 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 102/5 103/10 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 10				
BIBLIOGRAPHY: Author: Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Parcel Data		2019		(
Additional Information: 0713_104_10 More Research Needed? (checked=Yes)				
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Structure 0 Object Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing	0 Bridge 0 Landscape 0 Industry			
Associated Archeological Site/Deposits?				
Date form completed: 6/25/2020				

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1951832847					
Property Name:	244 SO. MOUNTAIN AVENUE			Owners	hip: Private					
Address:	244 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042					
PROPERTY LOCA	PROPERTY LOCATION(S):									
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:					
ESSEX	Montclair township		Orange	104	9					

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 244 South Mountain Avenue was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall plan and faces east onto South Mountain Avenue. The house is covered by a cross-gable roof. The roof system is covered with textural slate and the roofline is broken by front elevation gables, an interior brick chimney in the south gable, and an exterior brick chimney with an octagonal stack in the north elevation. Diminutive shed dormers emerge from the front and north elevations.

Exterior elevations are clad in English bond brick, half-timbering, and stucco. Window openings incorporate casement windows. The wooden Tudor arched opening, ornamented with painted emblems, delineates the recessed single leaf paneled entrance door. The house rests upon a brick foundation. The visual impression created by the use of stucco and half-timbering is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: -1951832847 Page 1

-1951832847

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Address: 244 SO. MOUNTAIN AVENUE Survey ID: -1951832847

Location Map:

b

Site Map:

103/34 103/6 103/6 103/7 103/6 103/10 103/7 103/8 104/10 104/10 100/11 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/4 102/5 103/9 104/1 102/4 102/5 102/2 103/8 104/1 102/4 102/5 102/4 102/5 102/1 102/2 103/8 104/1 102/2 103/8 104/1 102/2 103/8 104/1 104/8 104/2 104/8 102/7 102/1 102/2 102/1 102/1 102/2 103/1 104/2 104/2 104/2 104/2 104/2 104/2 104/2 104/2 104/2 104/2 104/2 102/2 Feet Survey Properties 2020 Parcels N					
BIBLIOGRAPHY: Author: Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Parcel Data			2019	HFO Accession #.	(if applicable)
Additional Information: 0713_104_9					
More Research Needed? (checked=Yes)					
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Structure 0 Object Historic District ? ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly)	0 L	Bridge Landscape Industry			
Conversion Problem? ConversionNote: 422153 Date form completed: 6/25/2020					

DDODEDTV DEDODT

PROPER	Property ID:	739556895			
Property Name: Address:	245 SO. MOUNTAIN AVENUE 245 SO. MOUNTAIN AVENUE AVE		Apartment #:		nip: Private ZIP: 07042
PROPERTY LOC/ County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

ESSEX	Montclair township	Orange	1102	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 245 South Mountain Avenue was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house utilizes a center hall plan and faces west onto South Mountain Avenue. The house is covered by an asphalt shingle side gable roof. A shallow gable roof garage is appended to the dwelling's north elevation.

The house's first story and garage are covered in running bond brick; remaining wall surfaces are clad in hardy-plank siding. Window openings consist primarily of 6/6 double-hung vinyl sash. A shed porch with wood posts and a denticulated cornice extends from the garage to shelter the single leaf paneled main entrance. The house rests upon a brick and concrete block foundation. The overall house form is representative of mid-20th century suburban building and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 739556895]
Organization	E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

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☐ Is this Property an identifiable farm or former farm?

Site Map:

Sur	5 SO. MOUNT/ vey ID: 739556			
104/10 K		1102/3	02/49	
104/1 104/8 104/2 101	110 110/6 1102/7		2/48	
104/3 104/6 104/5 104/5 1102/	1102/14	Eagle Ro Way	143 102143	
0	270	540 Feet		
Survey Prope		Parcels Municipalities	Ĩ	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	I D	ata			2019		
Additional Information: 0713_1102_6								
More Research Needed	l? (check	ed	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	Estate Area Hi	sto	ric District					
Status	Non-Contributi	ng						
Associated Archeo (known or poten	•		ts?					
Conversion Problem?	Convers	ior	Note: 422171					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

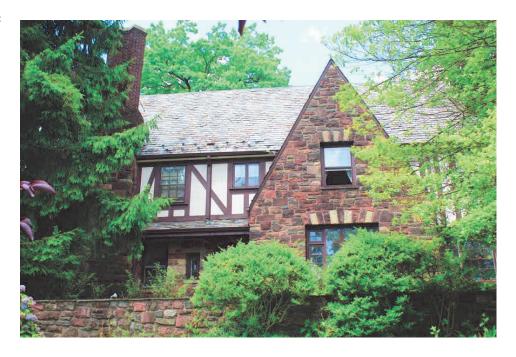
Property ID: 739556895 Page 2

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	107314864			
Property Name:	246 SO. MOUNTAIN AVENUE			Owners	hip: Private			
Address:	246 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042			
PROPERTY LOCATION(S):								
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:			

county.	wunneipanty.	Local Flace Maille.	0303 Quad.	DIOCK.	LUI.	
ESSEX	Montclair township		Orange	104	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 246 South Mountain Avenue was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. Incorporating a center hall plan, the 2.5 story 4 bay Tudor Revival house faces east onto South Mountain Avenue. The house is covered by a side gable roof. The roof is dressed in slate and broken on the street elevation by a steeply-pitched 1.5 story gable and an exterior chimney whose coursed ashlar base cuts through the roofline and is topped by conjoined brick flues set at a 45 degree angle.

Exterior elevations are clad in coursed ashlar, brick, stucco, and half-timbering. Window openings incorporate 6/6 double-hung sash, casement windows, and fixed panes. The house rests upon a brick foundation. A slate covered shed roof, set between the front gable and chimney, shelters the paneled main entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact) 107314864]
Organization:	E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

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Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	46 SO. MOUN rvey ID: 10731	TAIN AVENUE
103/6 103/7 103/8 103/8 103/9	104/10	04/11 1102/ 1102/4 1102/5 1102/6
Hiar 104/1	12 104/7 60 104/6 104/5	1102/17
0	270	540 Feet
Survey Prop Roads		Parcels Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Data			2019		
Additional Information: 0713_104_8								
More Research Needeo	d? (chec	kea	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	oric District					
Status	: Contributing							
Associated Archec (known or poter	• ·		its?					
Conversion Problem?	Conver	sio	nNote: 422152					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 107314864 Page 2

PROPERTY REPORT

Property Name:	248 SO. MOUNTAIN AVENUE			Ownershi	p: Private	
Address:	248 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZI	P: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	7	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 248 South Mountain Avenue was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall Tudor Revival house faces east onto South Mountain Avenue. The house is covered by a side gable roof; 1.5 story gabled ells emerge from each side elevation. The roof is covered with slate and broken by a façade gable and, at the rear elevation, a shed dormer and an exterior brick chimney which cuts through the roofline.

Exterior elevations are clad in running bond brick, stucco, and half-timbering; gable ends are sheathed in weatherboard. Window openings primarily incorporate casement windows; double-hung sash are also utilized. Wood corbels and brackets support the underside of the second story overhang. The house rests upon a brick foundation. Coursed ashlar posts define the entrance bay; a bracketed post-and-lintel surround frames the recessed single leaf strapped-and-paneled main entrance door. The stucco and half-timbered wall surface treatment is the house's character-defining feature.

A one-story side-gable garage stands near the rear of the property at the end of a paved driveway which extends along the northern boundary. The 2 bay garage is faced in stucco, covered by a slate roof, and appears to be a contemporary of the main house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1986560565 Page 1

-1986560565

Property ID:

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

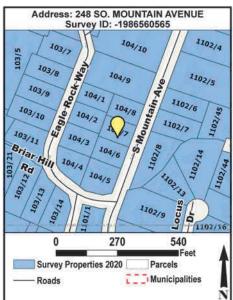
 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D)ata				2019		
Additional Information: 0713_104_7								
More Research Needed	? (checked	l=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Histo	oric District						
Status:	Contributing							
Associated Archeo (known or poten	l ogical Site/Depos tial sites. If Yes, ple		briefly)					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1986560565	
Organization:	E2 Project Management			

PROPERTY REPORT

TROFER				
Property Name:	251 SO. MOUNTAIN AVENUE			Ownership: Private
Address:	251 SO. MOUNTAIN AVENUE AVE		Apartment #:	ZIP: 07042
PROPERTY LOC				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

ESSEX	Montclair township	Orange	1102	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1892334220

Property ID:

Description:

This single-family dwelling at 251 South Mountain Avenue was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay Modern house faces west onto South Mountain Avenue. The house is covered by a flat roof and broken by an interior chimney.

Exterior elevations are clad in stucco. Window openings consist of aluminum framed casements and fixed panes. The house rests upon a parged concrete block foundation. The recessed main entrance features a paneled door framed by a single sidelight. The stark exterior elevations are the house's character-defining feature. A garage, incorporating a metal and glass bay door, is set into the ground level on the south elevation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building postdates the period of historic significance, E2 Project Management recommends this building would be considered a noncontributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	

SHPO Opinion: Local Designation: Other Designation:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1892334220	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Address: 251 SO. MOUNTAIN AVENUE Survey ID: -1892334220 104/10 104/10 104/2 104/2 104/2 104/2 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 104/3 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 102/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 1002/45 10	1				
BIBLIOGRAPHY: Author: Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Parcel Data			2019		,
Additional Information: 0713_1102_7 More Research Needed? (checked=Yes)					
INTENSIVE-LEVEL USE ONLY:					
Attachments Included: 0 Building 0 Structure		Bridge Landscape			
0 Object		Industry			
Historic District ?					
District Name: Estate Area Historic District Status: Non-Contributing					
Associated Archeological Site/Deposits?					

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	256 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	256 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	6	_

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

483085618

Property ID.

Description:

This single-family dwelling at 256 South Mountain Avenue was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Dutch Colonial Revival house utilizes a center hall plan and faces east onto South Mountain Avenue. The house is covered by an asphalt-shingled gambrel roof and broken by shed dormers across the front and rear elevationa. The roof system slopes downward forming a pent roof which carries across the front and side elevations.

Exterior elevations are clad in common bond brick and asbestos siding. Window openings consist of 6/6 double-hung sash flanked by louvered shutters. The house rests upon a brick foundation. The main entrance is centered on the front elevation and distinguished by a bracket-supported roofline wave. The single leaf paneled main entrance is framed by sidelights. The gambrel roof, typically associated with the Dutch Colonial style, is the house's character defining feature

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	Joseph Schuchman	(Primary Contact) 483085618	
Organization	E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

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.. . . .

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Sur	6 SO. MOUNT vey ID: 48308		E.
103/7	10	04/10	/
103/8 103/9	104/9	1/1	102/5
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103/10 103/11 British	4/2 104/7	untai	1102/45
ar ar li	16 0	1102/8	2/14
7 2	104/5	1 1103/13	1/2011
Na To		1102/9	K
20 10	6	0	1102/1
103/15/103/15		10 1102/11 7 540	~
0	270	540 Feet	
Survey Prope	rties 2020	Parcels	1
Roads		Municipalities	
NO3257252-X		an and a set of the set	N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el C	Data			2019		
Additional Information: 0713_104_6								
More Research Needeo	d? 🗌 (chec	kea	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	isto	pric District					
Status	: Contributing							
Associated Archec (known or poter	• .		its?					
Conversion Problem?	Conver	sio	nNote: 422150					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 483085618 Page 2

PROPERTY REPORT

FRUFER				Troperty ib.		
Property Name:	259 SO. MOUNTAIN AVENUE			Owners	hip: Priva	ate
Address:	259 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 0704	12
PROPERTY LOO	CATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 259 South Mountain Avenue was constructed ca. 1897 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Dutch Colonial Revival house features a center hall plan and faces west onto South Mountain Avenue. The house is covered by a gambrel roof with flush roof ends. The roof system is covered with wood shingles and broken by gable and shed dormers on the front elevation, a shed dormer at the rear elevation, and an exterior brick chimney at each side elevation which cuts through the roofline.

Exterior elevations are clad in wood shingles. 6/6 double-hung sash are the primary window light. The house rests upon a brick foundation. A stepped flagstone walkway, set within a brick border, leads to an engaged segmental arched porch which carries across the façade sheltering first-story openings. The single leaf paneled main entrance is framed by sidelights set above a recessed rectangular panel. The gambrel roofline with its piercing gable dormers is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: 566455653

566455653

Property ID.

 Registration
and Status
 National Historic Landmark?:
 Image: Constraint of the second second

1102/5

Address: 259 SO. MOUNTAIN AVENUE Survey ID: 566455653

104/9

104

Location Map:

103/8

Site Map:

0 104/2 104/3 102/7 1102/45 50 104/3 104/6 1102/7 102/45 50 102/45 104/4 104/6 1102/9 1102/44 102/44 102/44 104/4 104/5 1102/9 1102/44 102/45 102/45 104/4 104/5 1102/9 1102/15 1102/45 102/45 101/2 101/2 102/15 1102/45 1102/45 101/2 101/2 102/15 1102/45 1102/45 0 270 540 Feet Survey Properties 2020 Parcels N Nunicipalities Nunicipalities Nunicipalities N			
BIBLIOGRAPHY: Author: Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Parcel Data	2019		(approasie)
Additional Information: 0713_1102_8 More Research Needed? (checked=Yes)			
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry	9		
District Name: Estate Area Historic District			
Status: Contributing			
Associated Archeological Site/Deposits?			
Conversion Problem? ConversionNote: 422173 Date form completed: 6/25/2020			

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 566455653

 Organization:
 E2 Project Management
 E2 Project Management
 E3 Project Management

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1409075605
Property Name:	262 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	262 SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northwest intersection of South Mountain Avenue and Eagle Rock Way, the single-family dwelling at 262 South Mountain Avenue was constructed ca. 1937 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Georgian Revival house presents a side-hall plan and faces east onto South Mountain Avenue. The house is covered by a slate side gable roof. The roof system is broken by an off-center exterior brick chimney located in the south gable.

Exterior elevations are clad in running bond brick; a brick belt course carries across the front and side elevations. Window openings include vinyl 8/8 and 6/6 double-hung sash and casement windows. Windows are framed by paneled shutters. The house rests upon a brick foundation. A modillion and dentil cornice carries across the facade. The main entrance, the house's most significant architectural element as well as its character-defining feature, displays a 6 panel door set beneath a leaded glass fanlight set within a molded round ached opening and framed by a broken gable pediment which is ornamented with a modillion and dentil cornice and supported by fluted Corinthian columns.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1409075605 Page 1

1409075605

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:

 Certification of Eligibility:

 Other Designation Date:

 Eligibility Worksheet included in present survey?

Site Map:

Address: 262 SO. MOUNTAIN AVENUE Survey ID: 1409075605 104/9 1102/5 103/5 103/0 Way 104/1 1102/6 103/10 104/8 Ave Rock 103/31 104/2 -S-Mountain-4 1102/7 104/7 103/11 Eagle. 104/3 1102/8 Briar 104/6 R CI/EOT 1102/14 104/4 1102/13 103/13 103/14 1102/9 4 Way 1/1011 onebridge 103/20 à 1102/10 Locus-2/103/1 11/2011 203 103/18 1101/2 103 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Dat	а			2019		
Additional Information: 0713_104_5							
More Research Needed	? (checked=)	Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0 E	Building	0	Bridge			
	0 5	Structure	0	Landscape			
Historic District ?	0 0	Dbject	0	Industry			
District Name:	Estate Area Historic	District					
Status:	Contributing						
	ogical Site/Deposits tial sites. If Yes, please						
Conversion Problem?	ConversionN 6/25/2020	lote: 422149					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1409075605	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	1818369927
Property Name:	124 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	124 S SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 124 South Mountain Avenue was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house laid out in a ranch plan faces east onto South Mountain Avenue. The house is covered by a combined side gable/hip roof. The roof system is covered with an asphalt shingle roof; an exterior brick chimney is set within the south gable.

Exterior elevations are clad in rectangular cut wood shingle. Window openings include 1/1 and 2/2 double-hung sash, casement windows, and fixed panes. The house rests upon a parged concrete block foundation. A quarter-turn stair leads from the ground level to the main entrance; the handrail features a rectangular balustrade set between plain square posts with molded caps. An engaged front porch features a rectangular balustrade which carries between square posts with molded caps. The paneled double leaf main entrance door is framed by a simple molded surround. The detailing and fenestration pattern of the front elevation is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

(Primary Contact)

Property ID: 1818369927 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

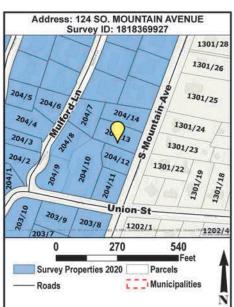
 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)				
Township of Montclair	GIS Tax Parcel Data		2019						
Additional Information:									
0713_204_13									
More Research Needeo	I? (checked=Yes)								
INTENSIVE-LEVEL USE	ONLY:								
Attachments Includ	ed: 0 Building	0 Bridge							
	0 Structure	0 Landscape							
	0 Object	0 Industry							
Historic District ?	\checkmark								
District Name	Estate Area Historic District								
Status	Non-Contributing								
	Associated Archeological Site/Deposits?								
Conversion Problem?	ConversionNote: 422352 6/25/2020								

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1818369927	
Organization:	E2 Project Management			

PROPERTY REPORT

				1 5		
Property Name:	128 SO. MOUNTAIN AVENUE			Owners	ship: Private	
Address:	128 S SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	204	12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 128 South Mountain Avenue was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 2 bay Minimal Traditional house has a hall-and-parlor plan and faces east onto South Mountain Avenue. The house is covered by a side gable roof. The roof system is covered with asphalt shingles and broken by a brick chimney at the north gable and a vent pipe. A 2-story gable roofed ell is appended to and recessed from the south elevation; a 2-car single opening garage is set into the first story's front elevation.

Exterior elevations are clad in wood shingles. Window openings consist of 6/6 double-hung sash and fixed panes. The house rests upon a parged concrete block foundation. A pent roof carries across the front elevation forming the roof of the front porch which displays wrought iron posts and balustrade. The porch originally extended the width of the main entrance and in recent years was extended to carry across the elevation's open space. The single leaf paneled main entrance door is set within a molded surround and framed by molded panels. The overall form of the house is representative of mid-20th century suburban design and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -462024967

Page 1

-462024967

Property ID:

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 128 SO. MOUNTAIN AVENUE Survey ID: -462024967



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata				2019		
Additional Information: 0713_204_12								
More Research Needed	? (checked	l=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Histo	oric District						
Status:	Non-Contributing							
Associated Archeol (known or potent	ogical Site/Deposi ial sites. If Yes, ple		briefly)					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	-462024967	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPERTY REPORT					1633410520
Property Name:	132 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	132 S SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

County:	wunicipality:	Local Place Name:	USGS Quad:	DIOCK:	LOU:	
ESSEX	Montclair township		Orange	204	11	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Situated at the northwest intersection of South Mountain Avenue and Union Street, this single-family dwelling at 132 South Mountain Avenue was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house with a ranch plan faces east onto South Mountain Avenue. The house is covered by a side-gable roof with a gable-front bay. The roof system is covered with asphalt shingles and broken by an interior brick chimney.

Exterior elevations are clad in wood shingles. Window openings consist primarily of casement windows. The house rests upon a parged concrete block foundation. An engaged porch wraps around the front and south elevations with access to the paneled entrance door at the street elevation. Open portions of the porch incorporate square posts and a diagonal cross balustrade while the remainder of the porch is screened. Rising 2 stories, a tripartite grouping of wood posts frames the ground-level garage opening and corresponding casement windows at the second story. The front elevation's support posts and porch balustrade combine to form the house's character-defining feature

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1633410520 Page 1

 Registration and Status Dates:
 National Historic Landmark?:
 Image: Constraint of Shpo Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Local Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

1301/25

Address: 132 SO. MOUNTAIN AVENUE Survey ID: 1633410520

204/14

Location Map:

204/5

Site Map:

	1203				
BIBLIOGRAPHY: Author: Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair GIS Tax Parcel Data			2019		
Additional Information: 0713_204_11 More Research Needed? (checked=Yes)					
INTENSIVE-LEVEL USE ONLY:					
Attachments Included: 0 Building	g 0	Bridge			
0 Structu		Landscape			
0 Object	0	Industry			
District Name: Estate Area Historic Distri	ct				
Status: Non-Contributing					
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please desc	Cribe briefly)				
Conversion Problem? ConversionNote: Date form completed: 6/25/2020	422341				

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 1633410520

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	1087661312
Property Name:	144 SO. MOUNTAIN AVENUE			Owners	hip: Private
Address:	144 S SO. MOUNTAIN AVENUE AVE		Apartment #:		ZIP: 07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 144 South Mountain Avenue was constructed ca. 1888 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Queen Anne/Shingle Style house faces east and fronts on a wide lawn which slopes down towards South Mountain Avenue. The house is covered by a steeply pitched side gable roof. The roof system is covered with asphalt shingles and broken by an octagonal brick corner tower, hipped roof dormers, and paired brick chimneys in the south gable. The hip roof dormer centered above the main entrance post-dates the construction of the house. The tower displays a floral frieze and molded cornice and is covered by a conical roof supporting hip roofed dormers on the front and north elevations.

Exterior elevations are asymmetrically massed and clad primarily in wood shingles and running bond brick although a variety of other exterior cladding materials are also utilized. Fenestration consists primarily of 1/1 double-hung sash and fixed pane windows. The house rests upon a brick foundation. A wrap-around arcaded porch with turned posts and a turned balustrade carries across the front and north side elevations. The single leaf main entrance door is set beneath a transom. The overall massing and fenestration arrangement is the house's character-defining feature.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Initially cut by insurance magnate and local developer Henry Nason to stretch from Bloomfield Avenue to Llewellyn Avenue, South Mountain Avenue is the main north/south thoroughfare through the Estate Area Historic District. Later extended to connect with Eagle Rock Way, this street is home to many of the district's earliest homes. Occupying a shelf on a gentle incline, homes on the west side are elevated above the street while those on the east sit a little below. Tree-lined sidewalks stretch past spacious manicured yards and screening hedgerows. The homes along the street are set back from the stone curbs allowing their professionally-arranged landscapes to demonstrate without effort the neighborhood's affluence while also preserving the suburban gentility of the late nineteenth to early twentieth century.

Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: 1087661312

Page 1

Registration National Historic Landmark?: and Status Dates:

National Register: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

Eligibility Worksheet included in present survey?

Organization: E2 Project Management

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Re	esource Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_203_7 SURVEY: ESS GB 93 v4;	HSI: 0713-865				
More Research Needed?	? (checked=Yes)				
	d: 1 Building 0 Structure 0 Object ✓ Estate Area Historic District	0 Bridge 0 Landscape 0 Industry	9		
Conversion Problem?	ConversionNote: 422333 6/25/2020				
-	state Potential Historic Resource Area cott Wieczorek	(Prime	ary Contac	Property ID: 1087661312	Page

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Local Designation:

Other Designation:

SHPO Opinion:

Site Map:

BUILDING ATTACHMENT

Property ID:	1087661312
Element ID:	-835676100

Page 3

Common Name:	144 SO. MOUN	TAIN AVENUE	
Historic Name:	144 SO. MOUN	TAIN AVENUE	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1888	Source: Borough of Mo	ontclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction 1888 End Date:	
Style:	Shingle		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Asbestos Shingle	Stories: 2.5
Exterior Fi	nish Materials:	Brick, Running Bond	Bavs: 3

Exterior Description:

This single-family dwelling at 144 South Mountain Avenue was constructed ca. 1888 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Queen Anne/Shingle Style house faces east and fronts on a wide lawn which slopes down towards South Mountain Avenue. The house is covered by a steeply pitched side gable roof. The roof system is covered with asphalt shingles and broken by an octagonal brick corner tower, hipped roof dormers, and paired brick chimneys in the south gable. The hip roof dormer centered above the main entrance post-dates the construction of the house. The tower displays a floral frieze and molded cornice and is covered by a conical roof supporting hip roofed dormers on the front and north elevations.

Exterior elevations are asymmetrically massed and clad primarily in wood shingles and running bond brick although a variety of other exterior cladding materials are also utilized. Fenestration consists primarily of 1/1 double-hung sash and fixed pane windows. The house rests upon a brick foundation. A wrap-around arcaded porch with turned posts and a turned balustrade carries across the front and north side elevations. The single leaf main entrance door is set beneath a transom. The overall massing and fenestration arrangement is the house's character-defining feature.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 8/26/2020

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Scott Wieczorek
 (Primary Contact)
 1087661312

 Organization:
 E2 Project Management
 E2 Project Management
 E3 Project Management

ELIGIBILITY WORKSHEET - Properties

2

Property ID	1087661312

4

History:

Constructed in 1888.;lkfjasdl;kgjsd;gkljsdfal;kgjdfkl;

Statement of Significance:

Building is a significant example of the Queen Anne style with characteristic features such as octagonal corner tower with conical roof, asymmetrical façade, textured wall surfaces, and wrap-around frame porch supported by delicate columns.

Eligibility for New Jersey and National Registers:	•Yes (No National Regist	er Criteria:		\checkmark	
			Α	В	С	D
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Queen Anne Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 203 Lot 7

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Scott Wieczorek	(Primary Contact)	1087661312	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-979107643
Property Name:	1 SO. MOUNTAIN TERRACE			Owners	hip: Private
Address:	1 SO. MOUNTAIN TERRACE TER		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	202	5

ΞX	Montclair township	Orange	202

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 1 So. Mountain Terrace is a 3-bay, Minimal Traditional style residence center hall in plan. Built circa 1940, the dwelling sits on a brick foundation, is primarily clad with running bond brick, and is capped with a side-gabled asphalt shingle roof. A singlebay gable-front dormer projects from the east-facing front façade and a brick chimney breaks the roofline at the south gable. Fenestration at the first floor consists of projecting bays fit with vinyl replacement windows while at the second story are primarily 6/6 double-hung vinyl replacement windows capped with evebrow roofs. The centrally-located main entry is a single leaf paneled door flanked by decorative sidelights and covered by a vaulted portico. A two story addition is appended to the north gable clad in wood shakes and capped with asphalt shingles. Beneath this addition is a two-car garage.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Platted in 1927 by real estate developer Martin T. Flanagan to capitalize on the pre-depression housing boom, South Mountain Terrace is a late addition to the Estate Area Historic District. The short street curves from Gates Avenue to Undercliff Road and hosts a handful of wellapportioned house lots on the west, north, and south sides of the street. The east side of the street parallels property lines of homes fronting on South Mountain Avenue. Sloped yards comprised of manicured lawns hug the stone curbs while bushes and planting beds accent foundations, drives, and walkways in harmony with the district's other streets. This east-facing property is located on the west side of South Mountain Terrace. The house sits atop a naturally sloped lot which descends eastward towards the South Mountain Terrace. A driveway is cut into the hillside at the north end of the property. Decorative plantings trim the drive and follow the front walk, continuing across both the front façade and a tall stockade fence which screens view of the rear yard.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Scott Wieczorek	(Primary Contact) -979107643	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Ado		SO. MOUNTA vey ID: -9791		
201	1	S 203/10	203/9 203/1	111
201/1	6 Under	25	203/6 203/5 203/4 203/3	202/12
104/24	104/23	Gates	03/2 Ave	1202/14
104/26	1	270	540	1
Sur Roa		erties 2020	Parcels	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Da	ata			2019		
Additional Information: 0713_202_5								
More Research Needed	I? (check	ed=	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	t Name: Estate Area Historic District							
Status	Contributing							
Associated Archeo (known or poten	•		se describe briefly)					
Conversion Problem?	Convers	ion	Note: 422296					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: -979107643

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	643290277
Property Name:	3 SO. MOUNTAIN TERRACE			Owners	ship: Private
Address:	3 SO. MOUNTAIN TERRACE TER		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	202	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 3 South Mountain Drive was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto South Mountain Terrace. The center hall plan house is covered by a side gable roof. The roof system is covered with asphalt shingles and broken by a coursed ashlar exterior chimney centered in the south gable and a 2-story front gable displaying an oriel window. A 1.5 story gabled ell is set perpendicular to the main block and incorporates an interior gable-end chimney which rises to a stucco stack.

Exterior elevations are clad in stucco. Window openings consist of vinyl casements and fixed panes. The house rests upon a brick foundation. The deeply recessed single leaf paneled main entrance door is set within a Roman arch. The exterior massing and fenestration pattern is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Platted in 1927 by real estate developer Martin T. Flanagan to capitalize on the pre-depression housing boom, South Mountain Terrace is a late addition to the Estate Area Historic District. The short street curves from Gates Avenue to Undercliff Road and hosts a handful of wellapportioned house lots on the west, north, and south sides of the street. The east side of the street parallels property lines of homes fronting on South Mountain Avenue. Sloped yards comprised of manicured lawns hug the stone curbs while bushes and planting beds accent foundations, drives, and walkways in harmony with the district's other streets.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nar	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 643290277	
Organizati	on: E2 Project Management		

Location Map:

Address: 3 SO. MOUNTAIN TERRACE Survey ID: 643290277 Union-St-FIOTO 201/3 203/10 203/9 Pa 1202/19/1202/1 -Underclift,Rd-201/2 203/7 -Mountain Ave-Mou s 203/6 202/3 203/5 1202/18 201/1 202/5 203/4 1202/17 202/1 203/3 202/6 1202/16 1202/14 203/2 104/24 Gates-Ave 104/23 202/15 2 104/20 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_202_4						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Contributing					
	logical Site/Deposits?					
Conversion Problem?	ConversionNote: 422329					
Date form completed:	6/25/2020					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 643290277 Page 2

Site Map:

PROPERTY REPORT

Property Name:	7 South Mountain Terrace			Ownership:	Private
Address:	7 SO. MOUNTAIN TERRACE TER		Apartment #:	ZIP:	07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lo	ot:

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	12

Property Photo:



Old HSI Number:

NRIS Number: 86003235

HABS/HAER Number:

-2030735923

Property ID:

Description:

This single-family dwelling at 7 South Mountain Drive was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto South Mountain Terrace. The center hall plan house is covered by a side gable roof. The roof system is covered with asphalt shingles and broken by a coursed ashlar exterior chimney centered in the south gable and a 2-story front gable displaying an oriel window. A 1.5 story gabled ell is set perpendicular to the main block and incorporates an interior gable-end chimney which rises to a stucco stack.

Exterior elevations are clad in stucco. Window openings consist of vinyl casements and fixed panes. The house rests upon a brick foundation. The deeply recessed single leaf paneled main entrance door is set within a Roman arch. The exterior massing and fenestration pattern is the house's character-defining feature.

This property was listed in the New Jersey Register of Historic Places in September 1986 and in the National Register of Historic Places in November 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Platted in 1927 by real estate developer Martin T. Flanagan to capitalize on the pre-depression housing boom, South Mountain Terrace is a late addition to the Estate Area Historic District. The short street curves from Gates Avenue to Undercliff Road and hosts a handful of well-apportioned house lots on the west, north, and south sides of the street. The east side of the street parallels property lines of homes fronting on South Mountain Avenue. Sloped yards comprised of manicured lawns hug the stone curbs while bushes and planting beds accent foundations, drives, and walkways in harmony with the district's other streets.

Registration and Status Dates:	National Historic Landmark?: National Register: 11/14/1986 New Jersey Register: 9/29/1986 Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) -2030735923	
Organization	: E2 Proiect Management		

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 7 SO. MOUNTAIN TERRACE Survey ID: -2030735923 204/10 Leloyd-Rd-204/11 204/1 204/9 201/3 Union-St 203/10 203/9 1202/1 -Mountain-Ave--Undercliff-Rd-201/2 203/7 Mountain m 202/4 m 1202/1 203/6 202/3 203/5 1202/18 201/1 ó 203/4 SU 1202/17 202/2 203/3 1202/16 202/6 Gates-Ave 203/2 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area			ce Area	1986		
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information: 0713_203_12 SURVEY: ESS GB 93 v4;	HSI: 0713-863						
More Research Needed? (checked=Yes)							
INTENSIVE-LEVEL USE (ONLY:						
Attachments Include	d: 1	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status: Key Contributing							
Associated Archeolo	•	its?					

Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -2030735923

BUILDING ATTACHMENT

Common Name:	7 South Mountai	in Terrace					
Historic Name:	7 South Mountai	in Terrace					
Present Use:	Residential, perr	esidential, permanent					
Historic Use:	Use: Residential, permanent						
ConstructionDa	ite: 1928	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form				
Constructi Start Da		Construction End Date:	1928				
Style:	Tudor Revival		Vernacular Style?				
Form:	Center Hall		Physical Condition: Excellent				
Type:	Other		Remaining Historic Fabric: High				
Roof Fi	nish Materials:	Asphalt Shingle	Stories: 2.5				
Exterior Fi	nish Materials:	Stucco	Bays: 3				

Exterior Description:

This single-family dwelling at 7 South Mountain Drive was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto South Mountain Terrace. The center hall plan house is covered by a side gable roof. The roof system is covered with asphalt shingles and broken by a coursed ashlar exterior chimney centered in the south gable and a 2-story front gable displaying an oriel window. A 1.5 story gabled ell is set perpendicular to the main block and incorporates an interior gable-end chimney which rises to a stucco stack.

Exterior elevations are clad in stucco. Window openings consist of vinyl casements and fixed panes. The house rests upon a brick foundation. The deeply recessed single leaf paneled main entrance door is set within a Roman arch. The exterior massing and fenestration pattern is the house's character-defining feature.

This property was listed in the New Jersey Register of Historic Places in September 1986 and in the National Register of Historic Places in November 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

- Property ID: -2030735923
- Element ID: -195775189

ELIGIBILITY WORKSHEET - Properties

2

Property ID	-2030735923

History:

Constructed circa 1928.

Statement of Significance:

Building is significant as an outstanding example of the Tudor Revival style exhibiting characteristic features such as half-timbering, slate roofs, compound chimnys, and rounded arches.

Eligibility for New Jersey and National Register	ers: (•Yes (⊖No	National Register Crit	eria:		\checkmark	
					Α	В	С	D
Level of Significance: VLocal	•	✓ State		National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 203 Lot 12

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-2030735923
Organization:	E2 Project Management		

PROPERTY REPORT

Property Name:	3 STONEBRIDGE COURT			Owners	ship: Private	
Address:	3 STONEBRIDGE COURT CT		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	19.03	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The house at 3 Stonebridge Court is a 2-story, 2-bay stucco-covered frame, single-family, 'Millennium Mansion' - style residence built in 2002. The building's central hipped roof is intersected on the main facade by several overlapping front gabled projections and all roofs are covered with asphalt shingles. The front entrance is sheltered by a shallow front porch situated between the garage projection and the smaller projection. Windows are single and paired, double-hung vinyl sash. An oval, oriel window lights the smallest attic-level gable-end.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Stonebridge Court is a recent addition to the Estate Area Historic District as a subdivision platted by Lafayette Square Construction, LLC in 2002. Despite being built outside the period of significance, the homes on this cul-de-sac are both physically within the bounds of the historic district and due to their massing and lots sizes harmonize well with the district. Stone curbs delineate manicured lawns, thoughtfullyarranged planting beds, and residential drives while low-lying bushes hug the foundations.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1312770426

Page 1

1312770426

Property ID:

Location Map:

Site Map:

	STONEBRID rey ID: 131277	0426
Stonebrid St/TOTT ST/TOTT	ige Rd Ig	1905/1 Graham-Ter- 94/23 Howe Ave
0	270	540 Feet
Survey Prope	and the second se	Parcels
Roads	122	Municipalities
		N

BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1101_19.03						
More Research Needeo	(checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historic District ?	0 Object	0	Industry			
District Name	Estate Area Historic District					
Status	Non-Contributing					
	logical Site/Deposits?					
Conversion Problem?	ConversionNote: 422113					
Date form completed:	6/25/2020					

PROPERTY REPORT

FROFLR				r roporty ib.		
Property Name:	5 STONEBRIDGE COURT			Owners	hip: Private	
Address:	5 STONEBRIDGE COURT CT		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	1101	19.02	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

430147187

Property ID.

Description:

The 2-story building at 5 Stonebridge Court is a 5-bay, center hall plan home leans toward the English-cottage style moreso than Tudor and is primarily clad with Common bond brick. Asphalt shingles cap the hipped roof with flared eaves. Projecting gable-front bays accent the front elevation along with a shallow eyebrow dormer. Fenestration consists of single and paired casement and fixed pane windows while the inset main entry is a single leaf paneled door flanked by sidelights. The foundation is not visible from public view.

Constructed circa 2004, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Stonebridge Court is a recent addition to the Estate Area Historic District as a subdivision platted by Lafayette Square Construction, LLC in 2002. Despite being built outside the period of significance, the homes on this cul-de-sac are both physically within the bounds of the historic district and due to their massing and lots sizes harmonize well with the district. Stone curbs delineate manicured lawns, thoughtfully-arranged planting beds, and residential drives while low-lying bushes hug the foundations.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

\square	Is this	Property	an	identifiable	farm	or	former	farm?

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 1

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 430147187

 Organization:
 E2 Project Management
 E2 Project Management
 E30147187

Surv St/ToTT 9T/TOT	rey ID: 43014	Howe Ave-
0	270	540 Feet

BIBLIOGRAPHY:							
Author:	Title:			Year:	HPO Accession #:	(if applicable)	
Township of Montclair	GIS Tax Parcel Data			2019			
Additional Information: 0713_1101_19.02							
More Research Needed?	? (checked=Yes)						
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0 Building	0	Bridge				
	0 Structure	0	Landscape				
	0 Object	0	Industry				
Historic District ?	\checkmark						
District Name:	Estate Area Historic District						
Status:	Non-Contributing						
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)							
Conversion Problem?	ConversionNote: 422114 6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	430147187	
Organization:	E2 Project Management			

Site Map:

New Jersey Department of Environmental Protection Historic Preservation Office 912932313 PROPERTY REPORT Property ID: 7 STONEBRIDGE COURT Ownership: Private **Property Name:** 7 STONEBRIDGE COURT CT **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S):** Local Place Name: **USGS Quad:** County: Municipality: Block: Lot: ESSEX Montclair township Orange 1101 19.01 **Property Photo:**

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The house at 7 Stonebridge Court is a 2-story, 3-bay stucco-covered frame, single-family, 'Millennium Mansion' – style residence built in 2004. A 2-story ell, slightly recessed from the main façade plane, is situated off the northern end. A pair of 2-story hipped roof projecting bays flank the main entry while the door surround is integrated with a second-story multi-light Palladian window. The intersecting hipped roofs are covered with asphalt shingles and feature attic-level gabled window dormers. Windows are double and triple, multi-light casement with decorative surrounds. Corner quoining is featured on all of the building's corners.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Stonebridge Court is a recent addition to the Estate Area Historic District as a subdivision platted by Lafayette Square Construction, LLC in 2002. Despite being built outside the period of significance, the homes on this cul-de-sac are both physically within the bounds of the historic district and due to their massing and lots sizes harmonize well with the district. Stone curbs delineate manicured lawns, thoughtfully-arranged planting beds, and residential drives while low-lying bushes hug the foundations.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

Other Designation:	
Other Designation Date:	
☐ Is this Property an identifiable farm or former fa	rm?

Page 1

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 912932313

 Organization:
 E2 Project Management
 1

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270	Wilfree 540 Feet Parcels
	10 11 110 110

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_1101_19.01						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Listaria District 2	0 Object	0	Industry			
Historic District ?						
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					
Conversion Problem?	ConversionNote: 422116					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	912932313	
Organization:	E2 Project Management			

Site Map:

PROPERTY REPORT

Property Name:	1 STONEBRIDGE ROAD			Owners	ship: Pr	ivate
Address:	1 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07	/042
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	2001	22	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story building at 1 Stonebridge Road is a 5-bay, Post-Medieval English style residence center hall in plan. Built circa 1905, the dwelling sits on a brick foundation, is primarily clad with Flemish bond brick, and is capped with a hipped slate-shingle roof. Two 2.5-story single-bay gable-front dormers project from the west-facing front façade while a brick chimney breaks the roofline at the north end of the roofline. Fenestration consists of 1/1 double-hung vinyl replacement windows. The centrally-located main entry is a single leaf paneled door flanked by decorative side-lights. A one-story addition is appended to the south gable clad in running bond brick and capped with asphalt shingles.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

This property is located on a relatively flat, level residential lot with a U-shaped single-car drive. A hedge -rimmed patio is located at the base of the U and decorative tree and flower plantings embellish the manicured lawn.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility V	Vorksheet included in present survey?	Is this Property an identifiable farm or former farm?

Survey Name: Estate Potential Historic Resource Area (Primary Contact) **Property ID:** 782132810 Page 1

782132810

Property ID:

Surveyor: Scott Wieczorek Organization: E2 Project Management

Location Map:

Site Map:

Addre	Sur	1 STONEBRID vey ID: 78213	2810	
DI/EOII	11	03/8 2001 NEM 200	25 124 2001/26	
Eag	le t	2001/	23	TON
1102.01/33	Rd	2001	9/100	
1102.01/32.03	nebri	2001	Dr. Dr	
1102.01/32	Sto	2001/20	Brookwood	1
0		270	540	
Survey I	Prope	rties 2020	Parcels	f
Roads	1000	Strandourto Jan	Municipalities	N

Township of Montclair					Year:	HPO Accession #:	(if applicable)
1	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_2001_22							
More Research Needed?	(checked	=Yes)					
INTENSIVE-LEVEL USE ON	NLY:						
Attachments Included:	0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeolog (known or potential		ts?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	782132810	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	2 STONEBRIDGE ROAD			Ownership: Private
Address:	2 STONEBRIDGE ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 33

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southwest intersection of Stonebridge Road and Eagle Rock way, the single-family dwelling at 2 Stonebridge Road occupies a 1.9 acre property, was constructed ca. 1925, and is within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house boasts a center hall plan and faces east onto Stonebridge Road. The house is covered by a side gable roof with flared ends and an extended overhang. The roof system is covered with slate and broken by one exterior and two interior chimneys. The Tudor-inspired stacks with corbeled caps displayed by the two taller chimneys are the house's character-defining feature.

Exterior elevations are clad in English bond brick; the spandrel on the front elevation gable displays half-timbering and tapestry brick. Recessed casement windows are set within limestone frames. The house rests upon a brick foundation. The paneled main entrance door is deeply recessed and is set within a Roman arch which is faced in coursed limestone and ornamented by a border of ivy. Metal and glass lanterns frame the entrance opening.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: 1297260511

Page 1

1297260511

Property ID:

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: **Determination of Eligibility:** Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Eligibility Worksheet included in present survey?

Organization: E2 Project Management

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resou	rce Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102.01_33 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Incluc		Landscape			
Historic District ?		muusuy			
District Name	Estate Area Historic District				
Status	: Key Contributing				
	blogical Site/Deposits?				
Conversion Problem?	ConversionNote: 422198				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman	(Primar	ry Contact)	1297260511	

BUILDING ATTACHMENT

Property ID:	1297260511
Element ID:	-1050117488

Common Name:	2 Stonebridge R	oad				
Historic Name:	2 Stonebridge R	oad				
Present Use:	Residential, per	Residential, permanent				
Historic Use:	Residential, per	manent				
ConstructionDa	te: 1925	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form			
Construction Start Da		Construction End Date:	1925			
Style:	Tudor Revival		Vernacular Style?			
Form:	Center Hall		Physical Condition: Excellent			
Type:	Other		Remaining Historic Fabric: High			
Roof Fi	nish Materials:	Slate	Stories: 2.5			
Exterior Fi	nish Materials:	Stucco	Bays: 4			

Exterior Description:

Located at the southwest intersection of Stonebridge Road and Eagle Rock way, the single-family dwelling at 2 Stonebridge Road occupies a 1.9 acre property, was constructed ca. 1925, and is within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house boasts a center hall plan and faces east onto Stonebridge Road. The house is covered by a side gable roof with flared ends and an extended overhang. The roof system is covered with slate and broken by one exterior and two interior chimneys. The Tudor-inspired stacks with corbeled caps displayed by the two taller chimneys are the house's character-defining feature.

Exterior elevations are clad in English bond brick; the spandrel on the front elevation gable displays half-timbering and tapestry brick. Recessed casement windows are set within limestone frames. The house rests upon a brick foundation. The paneled main entrance door is deeply recessed and is set within a Roman arch which is faced in coursed limestone and ornamented by a border of ivy. Metal and glass lanterns frame the entrance opening.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Other	F.W/ Crawley & Bros.	Developer in conjunction with Edmund Osborne, Jr.
Other	Edmund Osborne	Edmund Osborne, Jr. (son of NJ State Senator and Publisher Edmund Burke Osborne) worked with the realty firm of F.W. Crawley & Bros. to develop and sell portions of his father's estate.
	4/00/0004	

Date form completed:

4/28/2021

ELIGIBILITY WORKSHEET - Properties

2

Property ID	129726051

History:

Constructed in 1925.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristics such as compound chimneys, leaded glass, multipaned windows, cast stone window and door surrounds, and slate roofs.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: VLocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102.0 Lot 33

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1297260511	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1246690638
Property Name:	76 STONEBRIDGE ROAD			Owners	hip: Private
Address:	4 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	24

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1246690638

Description:

This single-family dwelling at 76 Stonebridge Road was constructed ca. 1952 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house incorporates a ranch plan and faces southwest onto Stonebridge Road. The house is covered by a cross gable roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are simply executed and clad in asbestos siding. Window openings consist of 4/4 double-hung vinyl sash and fixed panes. The house rests upon a parged concrete block foundation. Brick steps with a wrought iron railing front the paneled main entrance door which is covered by an aluminum storm and screen door. Two garage bays are set into the east elevation. The overall housed form is representative of mid-20th century suburban design and is the house's character-defining feature.

This property has not been previously surveyed. The building is in fair condition with a medium degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District. E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 1246690638	
Organization	: E2 Project Management		

Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

Address: Surv	76 STONEBR		D
1101/11 (c)	20 ID: 12466	1102.01/21	1102.01/29
1101/12	1102.01/23	1,102.4	1102.01/28
1000000 110000000000000000000000000000		26 Rd 21/1011	
0	270	540 Fe	et 🛔
Survey Prope	erties 2020	Parcels Municipali	ties

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_1102.01_24								
More Research Needed	d? (cheo	cked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area H	listo	pric District					
Status	Non-Contribu	ting						
Associated Archeo (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422101					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1246690638

PROPERTY REPORT

				-	
Property Name:	Edmund Burk Osborne House			Ownersh	nip: Private
Address:	4 STONEBRIDGE ROAD RD		Apartment #:	Z	IP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
	Mantalain tau walain		Orango	1102.0	32
ESSEX	Montclair township		Orange	1102.0	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1833651486

Property ID:

Description:

The single-family dwelling at 4 Stonebridge Road was built ca. 1909, is the centerpiece of a 2 acre property, and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto Stonebridge Road. The house incorporates a center hall plan and is covered by a hip roof flanked at each side by gable-front ells. The roof system is slate-covered and broken by shed dormers on the front, side, and rear elevations. Four chimneys, each rising from a stuccoed roofline base, sport Tudor-inspired brick grouped stacks with clay flues.

Exterior elevations are covered in smooth finished stucco. Window openings consist of casement windows. The house rests upon a brick foundation. The main entrance is centered on the façade and framed by a balustrade terrace. The main entry's paneled door is set within a Tudor arch and framed by sidelights and a transom. A storm and screen door which replicates the entrance door's opening and fenestration pattern covers the main entry. Label molding extends above the main entrance and is also incorporated within the opening of several first and second-story windows. An open porch is set into the second story framed by chamfered pilasters and containing enclosures for colder weather. The display of Tudor-inspired elements is the house's character-defining feature.

Near the property's northern boundary sits a 3 car garage displaying double leaf paneled doors with multi-light fixed panes; the expansive roofline of the 1.5 story structure is broken by shed roof dormers and a brick chimney.

Architects Van Vleck & Goldsmith designed the home while The Olmsted Brothers arranged the landscaping. This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986 as the Edmund Burke Osborne House. Osborne, a one-time candidate for governor of New Jersey, was elected to the New Jersey Senate in 1916 and briefly served until his death in 1917. The surrounding neighborhood, locally referred to as Osborne Woods, was developed from land which originally comprised Osborne's Estate. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved

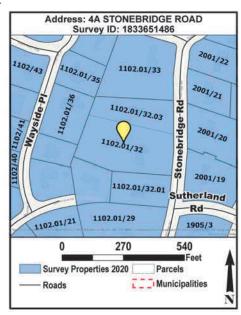
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1833651486	
Organization:	E2 Project Management			

road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Site Map:

Registration	National Historic Landmark?:		
and Status Dates:	National Register:		SHPO Opinion:
	New Jersey Register:	9/29/1986	Local Designation:
	Determination of Eligibility:		Other Designation:
	Certification of Eligibility:		Other Designation Date:
Eligibility	Worksheet included in present survey	? Is t	this Property an identifiable farm or former farm?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Reso	urce Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102.01_32 SURVEY: ESS GB 93 v4					
More Research Needed	d? 🖌 (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Includ	ed: 1 Building	0 Bridge			
	0 Structure	0 Landscape			
Historic District ?	0 Object	0 Industry			
District Name	Estate Area Historic District				
Status	: Key Contributing				
	blogical Site/Deposits?				
Conversion Problem?	ConversionNote: 1860				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Prima	ry Contact)	1833651486	
Organization:	E2 Project Management				

BUILDING ATTACHMENT

Property ID:	1833651486
Element ID:	1987962343

Common Name:	4A Stonebridge	Road					
Historic Name:	Edmund Burke	und Burke Osborne House					
Present Use:	Residential, per	esidential, permanent					
Historic Use:	Residential, per	manent					
ConstructionDa	te: 1909	Source: Borough of	Montclair Tax Records; NJHPO Inc	lividual Survey Form			
Constructio Start Da		Construction 1909 End Date:	1				
Style:	Tudor Revival		Vernacular Style?				
Form:	Center Hall		Physical Condition:	Excellent			
Туре:	Other		Remaining Historic Fabric:	High			
Roof Fi	nish Materials:	Slate	Stories:	2.5			
Exterior Fi	nish Materials:	Brick. Common Bond	Bavs:	3			

Exterior Description:

The single-family dwelling at 4 Stonebridge Road was built ca. 1909, is the centerpiece of a 2 acre property, and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house faces east onto Stonebridge Road. The house incorporates a center hall plan and is covered by a hip roof flanked at each side by gable-front ells. The roof system is slate-covered and broken by shed dormers on the front, side, and rear elevations. Four chimneys, each rising from a stuccoed roofline base, sport Tudor-inspired brick grouped stacks with clay flues.

Exterior elevations are covered in smooth finished stucco. Window openings consist of casement windows. The house rests upon a brick foundation. The main entrance is centered on the façade and framed by a balustrade terrace. The main entry's paneled door is set within a Tudor arch and framed by sidelights and a transom. A storm and screen door which replicates the entrance door's opening and fenestration pattern covers the main entry. Label molding extends above the main entrance and is also incorporated within the opening of several first and second-story windows. An open porch is set into the second story framed by chamfered pilasters and containing enclosures for colder weather. The display of Tudor-inspired elements is the house's character-defining feature.

Near the property's northern boundary sits a 3 car garage displaying double leaf paneled doors with multi-light fixed panes ; the expansive roofline of the 1.5 story structure is broken by shed roof dormers and a brick chimney.

Architects Van Vleck & Goldsmith designed the home while The Olmsted Brothers arranged the landscaping. This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986 as the Edmund Burke Osborne House. Osborne, a one-time candidate for governor of New Jersey, was elected to the New Jersey Senate in 1916 and briefly served until his death in 1917. The surrounding neighborhood, locally referred to as Osborne Woods, was developed from land which originally comprised Osborne's Estate. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Other	Edmund Burke Osborne	Original Owner
Landscape Architect	Olmsted Brothers	Olmsted Brothers Laid out Stonebridge Road as part of the estate and grounds associated with this house.
Architect	Van Vleck and Goldsmith	
Date form completed:	4/28/2021	

ELIGIBILITY WORKSHEET - Properties

Property ID 1833651486

4

History:

Designed by architects VanVleck & Goldsmith, constructed in 1909.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The architects who lived and worked in Montclair had a considerable influence on the residential development of the town. This group of men produced a large collection of well-designed houses which were frequently published in the professional journals of the day. These architects worked in a variety of styles. Some like Frank Wallis, a nationally known authority on the Colonial Revival, confined their endeavors to a particular mode. Others drew from a variety of popular influences, producing styles that were eclectic and different. Two of these men, Dudley van Antwerp and A.F. Norris, deserve special attention. Both were noted for their prolific output; both had a preference for the Craftsman and Tudor Revival styles."

Eligibility for New Jersey and National Registers:	●Yes ○N	o National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102.0 Lots 32 and 32.03

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	1833651486	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	1721060877
Property Name:	7 STONEBRIDGE ROAD			Owners	hip: Private
Address:	7 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	2001	21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 7 Stonebridge Road was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house utilizes a ranch-inspired interior plan and faces northeast onto Stonebridge Road. The house is covered by a side gable roof; each of the flanking front gable ells displays a cornice which returns on the gable. The roof system is covered with an asphalt shingle roof and broken by an interior chimney.

Exterior elevations are covered in running bond brick. Window openings incorporate a variety of window types including 8/12 double-hung vinyl sash, casement windows, and fixed panes. The house rests upon a brick foundation. The recessed main entrance is flanked by angled wooden louvered panels. The double leaf main entrance is set beneath a multi-light transom. The simply executed exterior is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 1721060877	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Sui	: 7 STONEBR	
Eagle-Rock-N	103/9 ay	2001/24 2001/23
1102.01/33	2001/.	2 9/100
1102.01/32.03	bridg	Brook W002
1102.01/32		2001/8 1/9 Broo
1102.01/32.01	2001/19	2007
0	270	540
Survey Prop —— Roads	perties 2020	Parcels

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Da	ata			2019		
Additional Information: 0713_2001_21								
More Research Needed	d? (check	ed=	=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area His	stor	ic District					
Status	Non-Contributi	ng						
Associated Archeo (known or poter	•		s?					
Conversion Problem?	Convers	ion	Note: 422157					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1721060877

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1313533824		
Property Name:	8 STONEBRIDGE ROAD			Owners	hip: Private		
Address:	8 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042		
PROPERTY LOCA	PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1102.0	32.01		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story single-family dwelling at 8 Stonebridge Road is a 4-bay, contemporary design center hall in plan and clad with stucco and coursed rubble. Asphalt shingles cap the hipped roof while a clipped-roof dormer projects from the front roof plane. Several projecting bays at the front elevation are decorated with quoins and highlight segmental-arched windows. Fenestration consists primarily of casement and fixed pane windows while the main entry consists of an inset single leaf glass panel fiberglass door flanked with side lights. The foundation is not visible from public view.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 2000, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyo	or: Joseph Schuchman	(Primary Contact) 1313533824		
Organizatio	n: E2 Project Management			

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

....

Site Map:

Eligibility Worksheet included in present survey?

Location Map:

Address: 8 STONEBRIDGE ROAD Survey ID: 1313533824 1102.01/36 Wayside 2001/7 2001/21 1102.01/32.03 Stonebridge-Rd-2001/20 1102.01/32 2001/19 1102. 32.01 Sutherland-Rd 1102.01/21 1102.01/29 1905/3 1905/4 21200 1905/2 1102.01/28 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	ata			2019		
Additional Information: 0713_1102.01_32.01								
More Research Needeo	d? (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	Estate Area Historic District							
Status	Non-Contributing							
Associated Archec (known or poter	• ·		ts?					
Conversion Problem?	Conver	sio	nNote: 422203					

6/25/2020

Date form completed:

Survey Name: Estate Potential Historic Resource Area Property ID: 1313533824 (Primary Contact) Surveyor: Joseph Schuchman Organization: E2 Project Management

PROPERTY REPORT

TROPEN						
Property Name:	15 STONEBRIDGE ROAD			Owners	ship: Private	
Address:	15 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC County:	CATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	2001	20	_

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 15 Stonebridge Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house utilizes a center hall plan and faces west onto Stonebridge Road. The house is covered by a side gable roof with flush gable ends. Front elevation gable bays flank the main entrance-the larger of the two incorporates an interior chimney with a brick stack, corbeled cap, and clay flues. A 2-story gabled ell extends from the north elevation. The roof system is covered with textured slate and is broken on the front elevation by a hip roof dormer and a nearly hidden shed dormer projecting through the north ell.

Exterior elevations are clad in Flemish bond brick; gable ends are faced in stucco and half-timbering. Window openings consist primarily of 6/6 and 4/4 double-hung vinyl sash windows. The house rests upon a brick foundation. A slate-covered shed roof delineates the main entrance, the house's character-defining feature. Limestone quoins with alternating wide and narrow faces frame the paneled entrance door. A multi-paned Roman arch second story window is placed directly above the main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

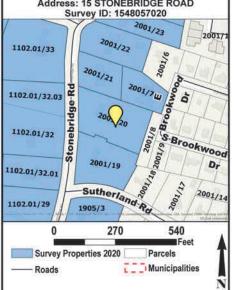
Property ID: 1548057020

Page 1

1548057020

Property ID:

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 15 STONEBRIDGE ROAD Survey ID: 1548057020



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information:					
0713_2001_20					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	ed: 0 Building	0 Bridge	I.		
	0 Structure	0 Lands	cape		
	0 Object	0 Indust	ry		
Historic District ?	\checkmark				
District Name:	Estate Area Historic District				
Status:	Contributing				
	ogical Site/Deposits?				
Conversion Problem?	ConversionNote: 422156				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1548057020	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	2028117187
Property Name:	21 Stonebridge Road			Owners	hip: Private
Address:	21 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	2001	19

Property Photo:



Old HSI Number:

NRIS Number: 86003073

HABS/HAER Number:

Description:

This single-family dwelling at 21 Stonebridge Road was constructed ca.1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house was designed by architect C. C. Wendehack and faces west onto Stonebridge Road. The center hall plan house is covered by a side gable roof with flush gable ends and two façade gable bays, the smaller of which contains the main entrance. The roof system is covered with slate and broken by two interior chimneys, each displaying a coursed limestone base, limestone faced stacks, and ornamental clay flues. A 1.5 story gabled ell, extending from the south elevation, displays a hip roofed dormer. Extending from the north elevation, a 1.5 story gabled ell displayed a stucco and half-timbered second story from which three stucco-faced gabled dormers interrupt the roofline; an adjacent 1.5 story gable ell displays a stucco faced gable dormer which deeply cuts into the gabled roofline.

Exterior elevations are clad predominantly in coursed ashlar. Window openings consist of casement windows, several incorporating diamond-paned glass, and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is framed by sidelights and set within a deeply recessed molded Tudor arch opening. The appearance and interplay of exterior materials is the house's characterdefining feature.

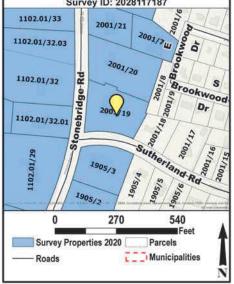
This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986 and in the National Register of Historic Places in July, 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	2028117187	
Organization:	E2 Project Management			

Registration National Historic Landmark?: and Status National Register: 7/1/1988 SHPO Opinion: Dates: New Jersey Register: 9/29/1986 Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 21 STONEBRIDGE ROAD Survey ID: 2028117187 1102.01/33 2001/21



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area			ce Area	1981		
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_2001_19 SURVEY: ESS GB 93 v4;	HSI: 0713-836						
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	0	Building Structure	0 0	Bridge Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histo	oric District					
Status:	Key Contributing						
Associated Archeolo (known or potenti	• ·	its?					
Conversion Problem?	Conversio	nNote: 1906					
Date form completed:	6/25/2020						
-	state Potential Hist	oric Resource Area		(Primar	. O a mbr - 4	Property ID:	Page 2

(Primary Contact) Surveyor: Joseph Schuchman Organization: E2 Project Management

BUILDING ATTACHMENT

Property ID:	2028117187
Element ID:	1646623331

Common Name:	21 \$	Stonebridge I	Road					
Historic Name:	21 \$	Stonebridge I	Road					
Present Use:	Res	Residential, permanent						
Historic Use:	Res	sidential, perr	nanent					
ConstructionDa	te:	1929	Source:	Borou	igh of M	ontclair Tax Records		
Constructio Start Da		1929	Construc End	ction Date:	1929			
Style:	Tud	lor Revival				Vernacular Style?		
Form:	Cer	nter Hall				Physical Conditio	n:	Excellent
Туре:	Oth	er				Remaining Historic Fabri	c:	High
Roof Fi	nish	Materials:	Slate			Stories		
Exterior Fi	nish	Materials:	Stone, Asl	hlar		Bays:		

Exterior Description:

This single-family dwelling at 21 Stonebridge Road was constructed ca.1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house was designed by architect C. C. Wendehack and faces west onto Stonebridge Road. The center hall plan house is covered by a side gable roof with flush gable ends and two façade gable bays, the smaller of which contains the main entrance. The roof system is covered with slate and broken by two interior chimneys, each displaying a coursed limestone base, limestone faced stacks, and ornamental clay flues. A 1.5 story gabled ell, extending from the south elevation, displays a hip roofed dormer. Extending from the north elevation, a 1.5 story gabled ell displayed a stucco and half-timbered second story from which three stucco-faced gabled dormers interrupt the roofline; an adjacent 1.5 story gable ell displays a stucco faced gable dormer which deeply cuts into the gabled roofline.

Exterior elevations are clad predominantly in coursed ashlar. Window openings consist of casement windows, several incorporating diamond-paned glass, and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is framed by sidelights and set within a deeply recessed molded Tudor arch opening. The appearance and interplay of exterior materials is the house's character-defining feature.

This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986 and in the National Register of Historic Places in July, 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Architect	Clifford C Wendehack	

Date form completed:

4/28/2021

ELIGIBILITY WORKSHEET - Properties

Property ID 2028117187

History:

Designed by architect C.C. Wendehack and constructed n 1929.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The architects who lived and worked in Montclair had a considerable influence on the residential development of the town. This group of men produced a large collection of well-designed houses which were frequently published in the professional journals of the day. These architects worked in a variety of styles. Some like Frank Wallis, a nationally known authority on the Colonial Revival, confined their endeavors to a particular mode. Others drew from a variety of popular influences, producing styles that were eclectic and different. Two of these men, Dudley van Antwerp and A.F. Norris, deserve special attention. Both were noted for their prolific output; both had a preference for the Craftsman and Tudor Revival styles."

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description: Tax Parcel Block 2001 Lot 19

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	2028117187	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property Name:	33 STONEBRIDGE ROAD			Ownersh	nip: Pr	ivate
Address:	33 STONEBRIDGE ROAD RD		Apartment #:	Z	21P: 07	042
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1905	3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Stonebridge and Sutherland Roads, this single-family dwelling at 33 Stonebridge Road was constructed ca. 1928 and is within the proposed boundary of the Estate Area Historic District. The front elevation of this 2.5 story 4 bay Tudor Revival house faces west onto Stonebridge Road while the considerably longer north elevation is oriented towards Sutherland Road. The house incorporates a center hall plan and is covered by an expansive hip roof with a pronounced overhang. The roof system, the house's character-defining feature, is covered with wood shakes and broken on the side and rear elevations by hip roof dormers which are faced and roofed with wood shakes. Two interior chimneys each rise though the roofline to a corbeled cap and display clay flues.

Exterior elevations are minimally detailed and are clad in a variation of Flemish bond brick. Window openings utilize casement windows in single and multiple groupings and fixed panes. The house rests upon a brick foundation. A copper canopy with wrought iron brackets delineates the single leaf paneled main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: 186572534

Page 1

186572534

Property ID:

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 33 STONEBRIDGE ROAD Survey ID: 186572534 2001/20 8 1102.01/32 1/18 2001/9 2001/19 1102.01/32.01 200, Sutherland Rd ridge-Rd. 1102.01/29 00 1905/6 1905/4 13061 1905/5 1905/2 1102.01/28 02.01/21 Graham 1905/9 Ter 1904/2 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 1905 3 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

6/25/2020

Conversion Problem? ConversionNote:

Date form completed:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 186572534

 Organization:
 E2 Project Management
 E3 Project Management

422162

PROPERTY REPORT

				1 5	
Property Name:	35 STONEBRIDGE ROAD			Owners	ship: Private
Address:	35 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1905	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 35 Stonebridge Road was constructed ca. 1923 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival incorporates a center hall plan and house faces west onto Stonebridge Road. The house is covered by a hip roof with a front-gable ell. The roof system is covered with an asphalt shingle roof and broken by shed dormers at the front and north elevations. A gabled dormer pierces the south elevation and a brick chimney cuts through the roofline at the rear elevation.

Exterior elevations are clad in running bond brick and stucco; the façade gable and south elevation dormer are each treated with stucco and half-timbering. Window openings consist primarily of casement windows although 6/6 double-hung sash and fixed panes are also utilized. The house rests upon a brick foundation. Framed by a Roman arch, the paneled main entrance door is set under a shed roof, an extension of front elevation's roofline. The shelter's roof end is faced in stucco and half-timbering. The facade gable visually dominates the streetscape and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1239560965

Page 1

-1239560965

Property ID:

and Status Dates:	ational Historic Landmark?: National Register: Present-day S New Jersey Register: Determination of Eligibility: Certification of Eligibility: et included in present survey? Is	Lo O Other I	SHPO Opinion: ocal Designation: ther Designation: Designation Date: n identifiable farm or former farm?
Location Map:	Address: 35 STONEBRIDGE ROAD Survey ID: -1239560965	Site Map:	
12/10/2017 102.01/26	1102.01/32.01 2001/19 1102.01/32.01 Sutherland Rd 1102.01/29 1905/3 1905/3 1905/3 102.01/28 1905/1 102.01/28 1905/1 1905/3 1905/1 1905/3 1905/1 1905/3 1905/1 1905/1 1905/1 1905/2 1905/10 0 270 540 Feet Survey Properties 2020 Parcels Roads		
BIBLIOGRAPHY: Author:	Title:		Year: HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data		2019
Additional Information: 0713_1905_2			
More Research Needeo	(checked=Yes)		
INTENSIVE-LEVEL USE			
Attachments Include Historic District ? District Name Status:	ed: 0 Building 0 Structure 0 Object Estate Area Historic District	0 Bridge 0 Landscape 0 Industry	
Attachments Include Historic District ? District Name Status Associated Archeo	ed: 0 Building 0 Structure 0 Object Estate Area Historic District	0 Landscape	

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1239560965	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID: -2132920577
Property Name:	Wynnewood			Ownership: Private
Address:	36 STONEBRIDGE ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 29

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 36 Stonebridge Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. Known as Wynnewood, this former home of United States Senator Frank Lautenberg is a 2.5 story 4 bay Tudor Revival house which presents a center hall plan and faces northeast onto Stonebridge Road. The house is covered by an expansive hip roof. The roof system is covered with textured slate and broken by projecting gables, shed and gabled dormers, and three interior brick chimneys, each displaying Tudor-inspired brick stacks and clay flues.

Exterior elevations are clad in coursed ashlar, stucco, and half-timbering. The asymmetrical massing of elevations and the variety of exterior cladding materials combine to reflect the house's character-defining feature. Window openings consist primarily of casement windows and fixed panes. The main entrance is centered within the gabled entrance pavilion. The entrance is framed by a molded Tudor arch which displays alternating wide and narrow faced quoins and is set beneath Label molding. The corresponding second-story oriel is also framed by alternating quoins, displays a heraldic shield, and rises to a crenelated parapet. The house rests upon a brick foundation.

This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Setting:

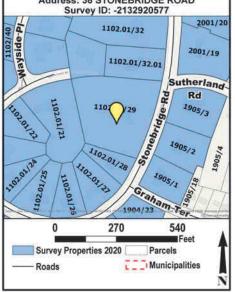
Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -2132920577 Page 1

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: 9/29/1986 Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 36 STONEBRIDGE ROAD Survey ID: -2132920577



BIBLIOGRAPHY:

Surveyor: Joseph Schuchman

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Reso	urces of Montclair Multip	le Resour	rce Area	1986		
Township of Montclair	GIS Tax Parc	el Data			2019		
Additional Information: 0713_1102.01_29 SURVEY: ESS GB 93 v4	; HSI: 0713-837						
More Research Neede	1? (cheo	cked=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	1 Building 0 Structure	0 0	Bridge Landscape			
Historic District ?	\checkmark	0 Object	0	Industry			
District Name	: Estate Area H	listoric District					
Status	: Key Contribut	ing					
Associated Archeo (known or poter		please describe briefly)					
Conversion Problem?	Conve	rsionNote: 1919					
Date form completed:	6/25/2020						
Survey Name:	Estate Potential	Historic Resource Area				Property ID:	Page 2

BUILDING ATTACHMENT

Property ID:	-2132920577
Element ID:	-927001783

Common Name:	36 Stonebridge	Road	
Historic Name:	Wynnewood		
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1928	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1928
Style:	Tudor Revival		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Slate	Stories: 2.5
Exterior Fi	nish Materials:	Stone, Ashlar	Bays: 4

Exterior Description:

This single-family dwelling at 36 Stonebridge Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. Known as Wynnewood, this former home of United States Senator Frank Lautenberg is a 2.5 story 4 bay Tudor Revival house which presents a center hall plan and faces northeast onto Stonebridge Road. The house is covered by an expansive hip roof. The roof system is covered with textured slate and broken by projecting gables, shed and gabled dormers, and three interior brick chimneys, each displaying Tudor-inspired brick stacks and clay flues.

Exterior elevations are clad in coursed ashlar, stucco, and half-timbering. The asymmetrical massing of elevations and the variety of exterior cladding materials combine to reflect the house's character-defining feature. Window openings consist primarily of casement windows and fixed panes. The main entrance is centered within the gabled entrance pavilion. The entrance is framed by a molded Tudor arch which displays alternating wide and narrow faced quoins and is set beneath Label molding. The corresponding second-story oriel is also framed by alternating quoins, displays a heraldic shield, and rises to a crenelated parapet. The house rests upon a brick foundation.

This property was previously surveyed in 1981 and listed in the New Jersey Register of Historic Places in September 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a Key Contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Other	Frank Lautenberg	Former residence of US Senator Frank Lautenberg.
Date form completed:	4/28/2021	

Survey Name:	Estate Potential Historic Resource Area	
Surveyor:	Joseph Schuchman	(Primary Contact)
Organization:	E2 Project Management	

ELIGIBILITY WORKSHEET - Properties

Property ID	-2132920577
Toperty ID	-2152520511

History:

Constructed in 1928, Wynnewood would later become the home of United States Senator Frank Lautenberg.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

5/18/2021

"Vernacular in character, the early structures of neighboring towns apparently did not have much impact on Montclair tastes. The Queen Anne and Colonial Revival styles became popular at the end of the 19th century, which were well suited and often used for mansions and larger homes [in Montclair]. The preference for English traditions is apparent from the large number of houses and cottages built [in those styles] after the turn of the century in Montclair. English manor houses and Cotswold cottages continued to be built in the township until the middle of the 1930s. Other revival styles, such as Colonial Revival, were also very popular."

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	lational			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent politician.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description: Tax Parcel Block 1102.1 Lot 29

Date Form Completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-2132920577	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	713295650
Property Name:	45 STONEBRIDGE ROAD			Owners	hip: Private
Address:	45 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1905	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 45 Stonebridge Road was constructed ca. 1969 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house incorporates a ranch floor plan and faces west onto Stonebridge Road. The house is covered by a hip roof with a front gable. The roof system is covered with an asphalt shingle roof and broken by brick flue.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration	National Historic Landmark?:	
and Status Dates:	National Register:	SHPO Opinion:
	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

Location Map:

Address: 45 STONEBRIDGE ROAD Survey ID: 713295650 50 Sutherland Rd. 1905/3 1102.01/21 1102.01/29 Ro Stonebridge-F 1905/4 3/S061 1905/5 1905/2 1102.01/28 1102.01/23 1102.01/26 1/12 1905/9 13051 Graham-Ter 1904/23 1101/17 Howe Ave 0 270 540 Feet Parcels Survey Properties 2020 L _ Municipalities Roads N

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1905_1						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
Associated Archeological Site/Deposits?						
Conversion Problem?	ConversionNote: 422097					
Bate form completed.	0/20/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	713295650	
Organization:	E2 Project Management			

Site Map:

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	1629915680
Property Name: Address:	49 STONEBRIDGE ROAD 49 STONEBRIDGE ROAD RD		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1904	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Stonebridge Road and Graham Terrace, this single-family dwelling at 49 Stonebridge Road was constructed ca. 1962 and is within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay Minimal Traditional house incorporates a ranch-inspired interior plan and faces northwest onto Stonebridge Road. The house is covered by a hipped roof with a pronounced overhang. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

The front elevation is faced in running bond brick; remaining elevations are covered in aluminum siding. Window openings consist of 6/6 double-hung vinyl windows. The house rests upon a parged concrete block foundation. Wood posts support a flat roof shelter which covers the main entrance; the paneled entrance door is framed by sidelights set above recessed rectangular panels. A 3 car garage is set into the ground level of the house's north elevation which faces and is accessible from Graham Terrace. The overall form of the house is its character defining feature.

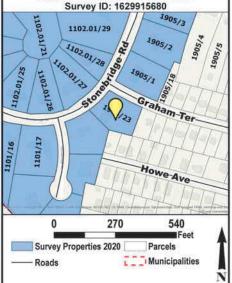
This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: 1629915680 Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 49 STONEBRIDGE ROAD Survey ID: 1629915680 1905/3



BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_1904_23						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
Associated Archeological Site/Deposits?						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1629915680	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFLR				
Property Name:	50 STONEBRIDGE ROAD			Ownership: Private
Address:	50 STONEBRIDGE ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 28

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story single-family dwelling at 50 Stonebridge Road is a 6-bay minimal traditional-style building side hall in plan and primarily clad with wood shingles. Asphalt shingles cap the hipped roof. Stepped projecting bays at the front elevation house a two-car garage and an inset front entry. Fenestration consists primarily of one/one double hung sash and casement windows while the main entry is a single leaf paneled door. The foundation is not visible from public view. Constructed circa 2010, the building is located within the current boundaries of the proposed Estate Area Historic District, but does not meet the 50-year threshold for consideration regarding inclusion on the National Register of Historic Places.

Landscaping includes a mix of deciduous and evergreen trees and shrubs interspersed through the manicured lawn and trimming the foundation.

Constructed circa 2010, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)



Page 1

-788853190

Property ID.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	O Other I	SHPO Opinion: Local Designation: Other Designation: r Designation Date: an identifiable farm or former farm?	
Location Map:		Site Map:		
	100 270 540 0 270 540 Survey Properties 2020 Parcels Roads Image: Imag			
BIBLIOGRAPHY: Author:	Title:		Year: HPO Accession #: (if applicab	le)
Township of Montclair	GIS Tax Parcel Data		2019	
Additional Information 0713_1102.01_28	on:			
More Research Nee	ded? (checked=Yes)			
	Iuded: 0 Building 0 Structure 0 Object	0 Bridge 0 Landscape 0 Industry	ie	
	otential sites. If Yes, please describe briefly)			
Conversion Problem?	ConversionNote: 422105			
Date form completed	: 6/25/2020			

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-788853190	
Organization:	E2 Project Management			

PROPERTY REPORT

FRUFER				r roporty ib.		
Property Name:	53 STONEBRIDGE ROAD			Owners	ship: Private	
Address:	53 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	18.01	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

971205629

Property ID.

Description:

This handsomely detailed single-family dwelling at 53 Stonebridge Road was constructed ca. 1924 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Colonial Revival house features a center hall plan and faces northwest onto Stonebridge Road. The house is covered by a high hip roof. Denticulated gable pediments emerge from each of the façade's end bays. The roof system is covered with an asphalt shingle roof broken by gabled dormers at the rear elevation, at each side elevation by a shed dormer, and a stucco-faced chimney at each end which rise to molded caps.

Exterior elevations are stucco clad. Window openings consist of vinyl 6/6 double-hung sash and fixed panes. The house rests upon a parged concrete block foundation. Quoins with alternating wide and narrow faces accent the façade's corners. The finely crafted main entrance is the house's character-defining feature. The stylized Doric surround displays molded tapered piers which support an ornamented frieze topped by a segmental arched tympanum. The 4-panel entrance door is set beneath a molded blind transom.

A 2 car garage is situated near the property's southeast corner. The frame building is believed to be contemporary with the dwelling. Exterior elevations are faced in stucco while pilasters frame the garage bays. The 1 story building rises to steeply pitched asphalt-covered pyramid roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	971205629	
Organization:	E2 Project Management			

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

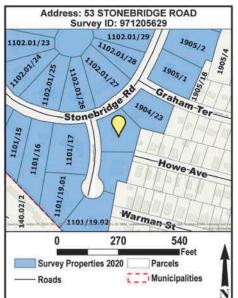
 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data				2019		
Additional Information: 0713_1101_18.01							
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0 Build	ding	0	Bridge			
	0 Stru	cture	0	Landscape			
	0 Obje	ect	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Historic Di	strict					
Status:	Contributing						
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)							

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	971205629	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1523579837
Property Name: Address:	58 STONEBRIDGE ROAD 58 STONEBRIDGE ROAD RD		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 58 Stonebridge Road was constructed ca 1970 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 5 bay dwelling incorporates Colonial Revival elements in a Cape Cod plan and faces southeast onto Stonebridge Road. The house is covered by a side gable roof; an engaged gable roofed porch with Tuscan columns shelters the façade's center three bays and is the house's character defining feature. The roof system is covered with an asphalt shingle roof and broken by paired gable dormers and an interior chimney. A gable roof garage extends from the south elevation.

Exterior elevations are clad in asbestos siding. Window openings consist of vinyl 6/6 double-hung sash and casement windows. The house rests upon a parged concrete block foundation. The six-panel entrance door is set beneath a molded cornice with a central keystone flanked by sidelights and framed by pilasters.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor	: Joseph Schuchman	(Primary Contact) 1523579837		
Organization	: E2 Project Management			

Certification of Eligibility:

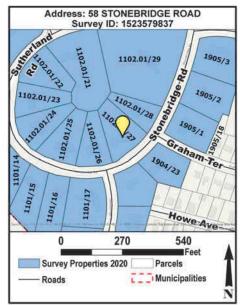
Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

....

Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

GIS Tax Parcel D	ata			2019		
				2013		
(checked	=Yes)					
ILY:						
0	Building	0	Bridge			
0	Structure	0	Landscape			
0	Object	0	Industry			
Estate Area Histo	ric District					
Non-Contributing						
	ILY: 0 0 Estate Area Histo Non-Contributing ical Site/Deposi	0 Building 0 Structure 0 Object Estate Area Historic District	ILY: 0 Building 0 0 Structure 0 0 Object 0 State Area Historic District Non-Contributing ical Site/Deposits?	ILY: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Estate Area Historic District Non-Contributing ical Site/Deposits?	ILY: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Estate Area Historic District Non-Contributing ical Site/Deposits?	ILY: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Estate Area Historic District Non-Contributing ical Site/Deposits?

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

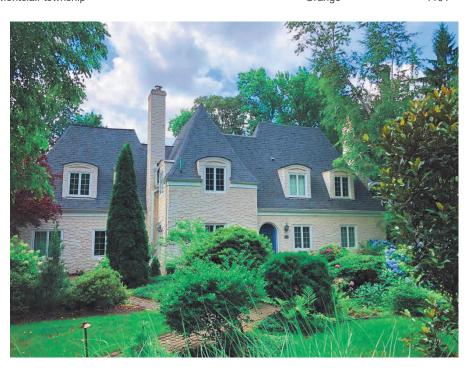
Property ID: 1523579837 Page 2

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

Property Name:	63 STONEBRIDGE ROAD			Owners	ship: Private	
Address:	63 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	17	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-500746900

Property ID:

Description:

This single-family dwelling at 63 Stonebridge Road was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay French Eclectic house incorporates a center hall plan and faces north onto Stonebridge Road. The steep pyramidal roof is the house's character defaming feature. The roof system is covered with an asphalt shingle roof and broken by segmental arched dormers.

Exterior elevations are clad in stucco. Stucco faced exterior chimneys rise from each side elevation. Window openings consist of paired groupings of vinyl casement windows. The house rests upon a brick foundation. The main entrance door is set within a Roman arch.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -500746900	
Organizatio	on: E2 Project Management		

Location Map:

Address: 63 STONEBRIDGE ROAD Survey ID: -500746900 22020124 330203/23 1905/1 1102.01/25 1102.01/26 Graham. 110112 Ter 1904/23 2202124 Stonebridge Rd 1101/15 1101/16 116 Howe Ave 1101/19.01 2/20.041 210112.02 -Warman-St 270 0 540 Feet Survey Properties 2020 Parcels C C Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1101_17 SURVEY: ESS GB 93 v4;	HSI: 0713-838						
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)							
Conversion Problem?	Conversior	Note: 422111					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-500746900	
Organization:	E2 Project Management			

Site Map:

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-652633044
Property Name:	66 STONEBRIDGE ROAD			Ownersh	nip: Private
Address:	66 STONEBRIDGE ROAD RD		Apartment #:	Z	CIP: 07042
PROPERTY LOCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 66 Stonebridge Road was constructed ca.1970 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house follows a center hall plan and faces south onto Stonebridge Road. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a chimney. A 2-story portico, the house's character-defining feature, emerges from the roofline and is centered on the facade sheltering the main entrance. Fluted aluminum Corinthian columns support the cornice which is surmounted by a roofline balustrade displaying turned balusters running between rectangular posts.

Exterior elevations are clad in running bond brick and aluminum siding asbestos. Window openings consist of 6/6 double-hung vinyl sash. Bowed fixed-pane windows flank the main entrance. The main architrave incorporates fluted pilasters and a molded cornice. Sidelights set above recessed rectangular panels flank the six panel main entrance door. The house rests upon a parged concrete block foundation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: -652633044 Page 1

 Registration and Status Dates:
 National Historic Landmark?:
 Image: SHPO Opinion:

 Dates:
 National Register:
 SHPO Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Location Map:
 Site Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102.01_26					
More Research Needed	? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Include	ed: 0 Building	0 Bridge			
	0 Structure	0 Landscape	;		
Historic District ?	0 Object ✔	0 Industry			
District Name:	Estate Area Historic District				
Status:	Non-Contributing				
	ogical Site/Deposits?				
Conversion Problem?	ConversionNote: 422103				
Date form completed:	6/25/2020				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-652633044	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	67 STONEBRIDGE ROAD			Ownersh	nip: Priv	/ate
Address:	67 STONEBRIDGE ROAD RD		Apartment #:	Z	ZIP: 070)42
		Loool Diego Nemos		Disala	Lati	
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	16	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 67 Stonebridge Road was constructed ca. 1924 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house presents a hall and parlor plan and faces north onto Stonebridge Road. The house is covered by a side gable roof with front gabled bays. The roof system is covered with an asphalt shingle roof and broken by a stucco-faced interior chimney. The picturesque arrangement of the front elevation is the house's character-defining feature.

Exterior elevations are randomly arranged and stucco sheathed. Window openings consist primarily of 6/6 double-hung sash and casement windows. The house rests upon a brick foundation. The paneled main entrance is set within a Roman arch opening which incorporates a stone-faced relieving arch and is flanked by decorative tile, fixed pane openings, and electric lanterns.

The design of the 2 car garage reflects elements found in the house. Exterior walls are stucco faced. The paneled and hinged garage bay doors appear original to the 1 story structure which is covered by a steeply pitched asphalt covered pyramid roof.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1836998409 Page 1

-1836998409

Property ID:

and Status Dates:	lational Historic Landmark? National Register New Jersey Register Determination of Eligibility Certification of Eligibility et included in present surve	" " " "	C Other	SHPO O .ocal Desig Other Desig Designatio n identifiab	nation: nation:	rm?
Location Map:			Site Map:			
	Robert Ct Hundrid	09 1102.01/27				
BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019	The Accession #.	
Additional Information: 0713_1101_16						
More Research Needeo	1? (checked=Yes)					
	ed: 0 Building 0 Structur 0 Object C Estate Area Historic District	e ct	0 Bridge 0 Landscape 0 Industry	2		
Conversion Problem? Date form completed:	ConversionNote: 6/25/2020	422110				

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1998232090	
Property Name:	69 STONEBRIDGE ROAD			Owners	hip: Private	
Address:	69 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	

ESSEX	Montclair township	Orange	1101 15	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 69 Stonebridge Road was constructed ca. 1969 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house utilizes a center-hall form and faces north onto Stonebridge Road. The house is covered by a side gable roof with a gabled pediment centered on the front elevation's roofline. The roof system is covered with an asphalt shingle roof and broken by an exterior brick chimney centered in the west gable. A 2-car garage is appended to the east elevation; the garage bays are oriented east.

Exterior elevations are clad in wood shingle and running bond brick. Window openings consist of vinyl double-hung sash; casement windows are also utilized. The house rests upon a parged concrete block foundation. The main entrance is the house's character-defining feature. Paired wood posts support a flat roofed shelter which displays a wrought-iron balustrade. The paneled entrance door is set within a traditional frame incorporating a single-pane sidelight set above a recessed rectangular frame.

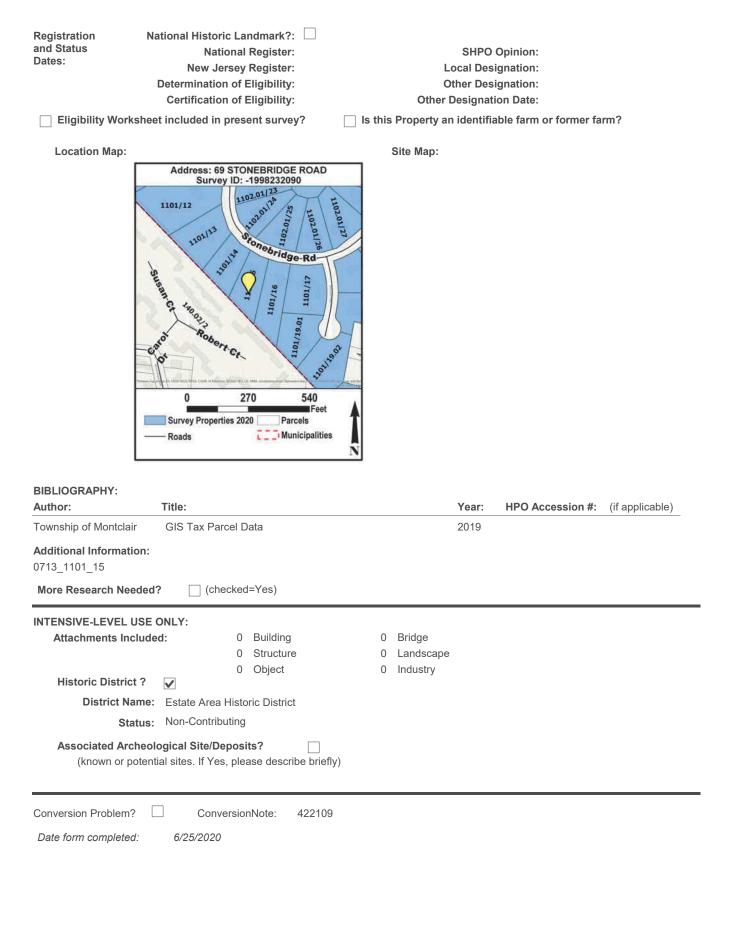
This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: -1998232090



PROPERTY REPORT

TROFER				
Property Name:	70 STONEBRIDGE ROAD			Ownership: Private
Address:	70 STONEBRIDGE ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOC County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 25

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1425447607

Property ID:

Description:

This single-family dwelling at 70 Stonebridge Road was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 2 bay Minimal Traditional house displays a side hall plan and faces south onto Stonebridge Road. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are clad in running bond brick and asbestos siding. Window openings consist primarily of 8/8 double-hung sash; 6/6 double-hung sash and fixed panes are also utilized. The house rests upon a parged concrete block foundation. Centered on the front elevation is an arcaded shed roof porch with wood post supports which shelters the double-leaf paneled main entrance. The porch is the house's character- defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) 1425447607	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

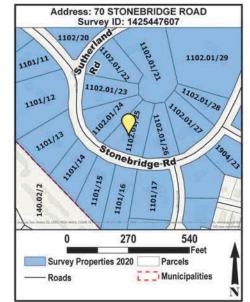
Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Other Designation Date:

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel E	Data			2019		
Additional Information: 0713_1102.01_25							
More Research Neede	d? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Incluc	led: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark			-			
District Name	Estate Area Histo	oric District					
Status	: Non-Contributing						
	blogical Site/Depos ntial sites. If Yes, ple	its?					
Conversion Problem?	Conversio	nNote: 422102					

6/25/2020

Date form completed:

Survey Name:	Estate Potential Historic Resource Area
Surveyor:	Joseph Schuchman
Organization:	E2 Project Management

(Primary Contact)

Property ID: 1425447607 Page 2

PROPERTY REPORT

Property Name:	71 STONEBRIDGE ROAD			Owners	hip: Priva	te
Address:	71 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	2
	()			Disala	1	
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	14	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

268257689

Property ID:

Description:

This single-family dwelling at 71 Stonebridge Road was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay house presents a center hall form, is reminiscent of a French Chateau, and faces north onto Stonebridge Road. The house is covered by a high hip roof. The roof system is covered with an asphalt shingle roof and broken by the segmental arched roofline of second story windows and hip roofed dormers which emerge from the roofline. The roofline visually dominates the property and is the house's character-defining feature. Stucco faced chimneys are centered in each side elevation.

Exterior elevations are clad in stucco. Window openings consist of vinyl casement windows and fixed panes. The house rests upon a brick foundation. The paneled entrance door is set within a recessed opening.

This property was previously surveyed in 1981. The building is in good condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 268257689	
Organizatio	on: E2 Project Management		

Certification of Eligibility:

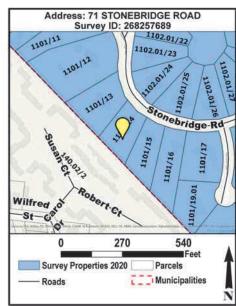
Eligibility Worksheet included in present survey?

Location Map:

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

				Year:	HPO Accession #:	(if applicable)
GIS Tax Parcel D	Pata			2019		
ISI: 0713-839						
(checked	l=Yes)					
NLY:						
1: 0	Building	0	Bridge			
0	Structure	0	Landscape			
0	Object	0	Industry			
\checkmark	-		-			
Estate Area Histo	pric District					
Contributing						
•						
	ISI: 0713-839 ☐ (checked NLY: : 0 0 ✓ Estate Area Histo Contributing gical Site/Deposition	(checked=Yes) NLY: 0 Building 0 Structure 0 Object ✓ Estate Area Historic District	ISI: 0713-839 ☐ (checked=Yes) NLY: : 0 Building 0 0 Structure 0 0 Object 0 ✓ Estate Area Historic District Contributing gical Site/Deposits? □	ISI: 0713-839 ☐ (checked=Yes) NLY: : 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing gical Site/Deposits? □	ISI: 0713-839 ☐ (checked=Yes) NLY: : 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing gical Site/Deposits?	ISI: 0713-839 ☐ (checked=Yes) NLY: : 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry ✓ Estate Area Historic District Contributing gical Site/Deposits?

Date form completed: 6/25/2020

Survey Name:	Estate Potential Historic Resource Area	
Surveyor:	Joseph Schuchman	(Primary Contact)
Organization:	E2 Project Management	

Property ID: 268257689

Page 2

DDODEDTV DEDODT

PROPER1	TY REPORT			Property ID:	-307869960
Property Name: Address:	77 STONEBRIDGE ROAD 77 STONEBRIDGE ROAD RD		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA County:	NTION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 77 Stonebridge Road was constructed ca. 1937 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 2 bay Colonial Revival house with a hall and parlor plan faces northeast onto Stonebridge Road. The frame house is covered by a side gable roof; smaller gable roof ells extend from each side elevation. The roof system is covered primarily by asphalt shingle and broken by exterior brick chimney which cuts through the roofline; the westernmost ell is covered by a slate roof.

Exterior elevations are clad in wood shingle. Window openings consist of 8/8 double-hung sash set behind aluminum storm and screen windows and fixed panes. The house rests upon a brick foundation. The main entrance is the house's character-defining feature. The eight panel entrance door is framed by leaded glass sidelights; the Federal-inspired entrance surround displays plain pilasters rising to a molded elongated arch into which a blind fanlight is set.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	: Joseph Schuchman	(Primary Contact) -307869960	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

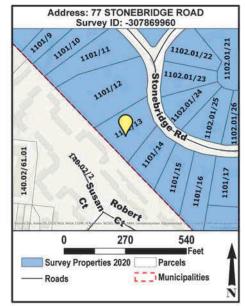
....

...

Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information:							
0713_1101_13							
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hist	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	its?					
· ·							
Conversion Problem?	Conversio	onNote: 422107					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -307869960

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1679882335
Property Name:	82 STONEBRIDGE ROAD			Owners	hip: Private
Address:	82 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	23

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 82 Stonebridge Road was constructed ca. 1952 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Colonial Revival dwelling presents a Cape Cod form and faces west onto Stonebridge Road. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken on the front elevation by gable roofed dormers and a shed roof entrance shelter.

Exterior elevations are clad primarily in wood shingle. A one bay, single story gable roofed ell is appended to the north elevation. The ell is faced in coursed ashlar; an ashlar-faced chimney with a single paved shoulder is set at the juncture between the main block and ell. Window openings consist of 6/6 double hung vinyl sash and fixed panes. The house rests upon a parged concrete block foundation. The entrance shelter incorporates Tuscan columns which rest upon a base of coursed ashlar; the paneled entrance door is set within a traditional surround which displays fluted pilasters. The dwelling's overall appearance reflects the mid-20th century popularity of the Cape Cod house and is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1679882335 Page 1

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	Loc Othe Other De	SHPO Opinion: al Designation: er Designation: signation Date:
	ksheet included in present survey?		dentifiable farm or former farm?
Location Map:	Address: 82 STONEBRIDGE ROAD Survey ID: -1679882335	Site Map:	
BIBLIOGRAPHY: Author: Township of Montcla	Title: air GIS Tax Parcel Data		Year: HPO Accession #: (if applicable) 1019
Additional Informa 0713_1102.01_23		_	
More Research No	ceded? (checked=Yes)		
S Associated A	ncluded: 0 Building 0 Structure 0 Object	0 Bridge 0 Landscape 0 Industry	
Conversion Problem	n? ConversionNote: 422100		

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1679882335	
Organization:	E2 Project Management			

PROPERTY REPORT

Property Name:	85 STONEBRIDGE ROAD			Owners	hip: Private	
Address:	85 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	12	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

929668147

Property ID:

Description:

This single-family dwelling at 85 Stonebridge Road was constructed ca. 1928 and forms the centerpiece of this 1.75 acre property which is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall plan and faces northeast onto Stonebridge Road. The house is covered by a side gable roof with a flared overhang and flush gable ends. The roof system is covered with textural slate and broken by a gable front dormer. Front and rear gable roofed ells, two interior brick chimneys, and paired hip roof dormers emerge from the north elevation.

Exterior elevations are clad in stucco and tapestry brick; the hip roof dormers are faced in stucco and half-timbering. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. The paneled entrance door is set within a recessed opening at the entrance bay's first story; the upper story, faced in tapestry brick and half-timbering, is the house's character-defining feature, and displays a modest overhang with wood bracket supports.

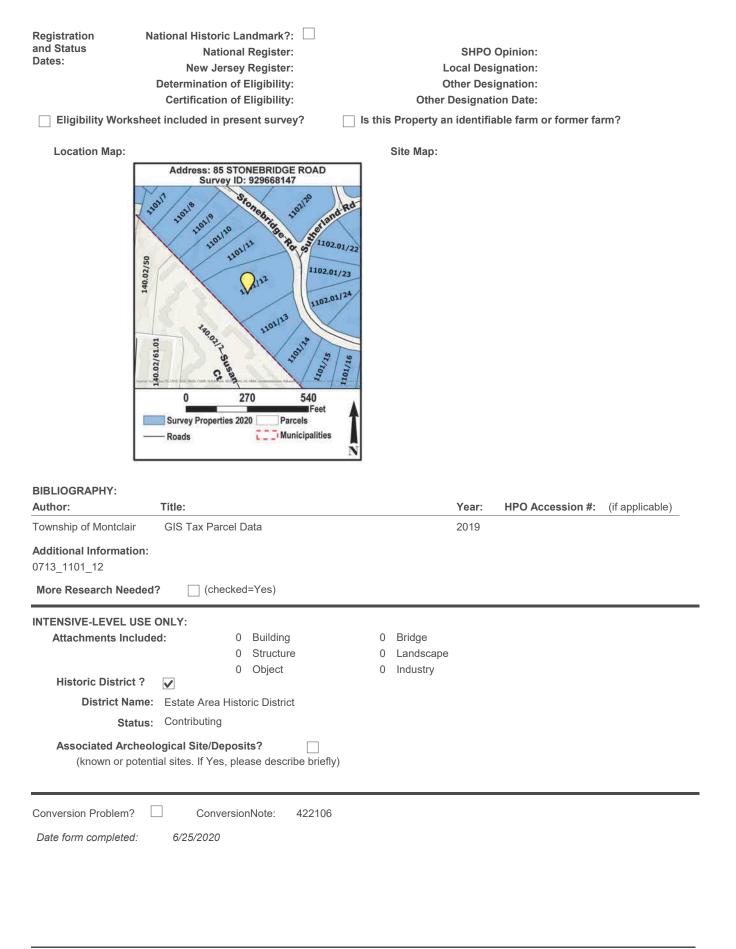
A 3 car garage stands southwest of the house. The simply designed structure is covered by a shallow gable roof and appears to be of mid to late 20th century construction.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	929668147	
Organization:	E2 Project Management			



 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 929668147

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

PROPERTY REPORT

FROFE	ATT REPORT			r topolity ib.		
Property Name	93 STONEBRIDGE ROAD			Owners	ship: Priv	vate
Address:	93 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 070)42
PROPERTY LC	OCATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	11	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 93 Stonebridge Road was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional style and ranch form house faces northeast onto Stonebridge Road. The house is covered by a side-gable roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney which rises to a stucco faced cap and paired front elevation gable roofed dormers. A 2-car garage which is set perpendicular to and adjoins the house is also covered by a side gable roof. A decorative air vent is centered at the garage's ridge line.

Exterior elevations are clad in board and batten; running bond brick encircles the lower one-third of the garage's elevation walls. Window openings consist primarily of 6/6 double-hung, vinyl sash. The house rests upon a parged concrete block foundation. An arcaded porch with wood post supports carries across front elevation openings. The paneled main entrance is framed by oversized sidelights set above a rectangular panel. The dwelling's distinctive form, representative of mid-20th century suburban residential design, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

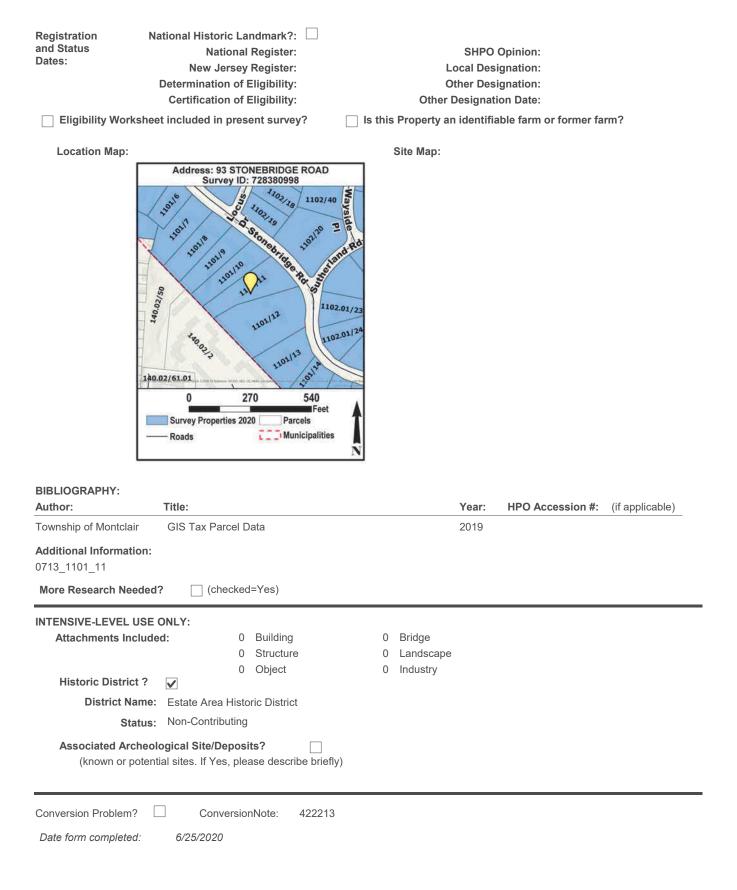
 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 728380998 Page 1

728380998

Property ID.



Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	728380998	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-347539591
Property Name:	97 STONEBRIDGE ROAD			Owners	hip: Private
Address:	97 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 97 Stonebridge Road was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house incorporates a center hall plan and faces northeast onto Stonebridge Road. The house is covered by a low hip roof; a 2-story hip roofed ell extends to the east and a 1 story hip roof ell is appended to the west elevation. The roof system is covered with an asphalt shingle roof and broken by a chimney.

The main block is covered in running bond brick; the ells are covered in wood shingle. Window openings are framed by louvered shutters and contain 6/6 double-hung vinyl sash. The house rests upon a parged concrete block foundation. The main entrance is centered on the symmetrically composed facade and is the house's character-defining feature. This mid-20th century interpretation of a Georgian surround displays rectangular-shaped quoins which rise to a pedimented gable. Set within a recessed trapezoidal frame, the paneled entrance door is flanked by molded side panels.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: -347539591 Page 1

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: orksheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date: Is this Property an identifiable farm or former farm?
Location Ma	o.	Site Map:
BIBLIOGRAPHY:	Address: 97 STONEBRIDGE ROAD Survey ID: -347539591	/40
Author:	Title:	Year: HPO Accession #: (if applicable)
Township of Monte		2019
Additional Inform 0713_1101_10	nation:	
More Research I	Needed? (checked=Yes)	
Associated	Included: 0 Building 0 Structure 0 Object	0 Bridge 0 Landscape 0 Industry
Conversion Proble		

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-347539591	
Organization:	E2 Project Management			

Historic Preserva	tion Office				
PROPER ⁻	TY REPORT			Property ID:	153106520
Property Name:	101 STONEBRIDGE ROAD			Ownersh	nip: Private
Address:	101 STONEBRIDGE ROAD RD		Apartment #:	Z	2IP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 101 Stonebridge Road was constructed ca. 1965 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house incorporates a center hall plan and faces north onto Stonebridge Road. The house is covered by a hipped roof. The roof system is covered with asphalt shingles. An exterior brick chimney in the east elevation cuts through the roofline. A hip roof garage is appended to the house's west elevation with 2 garage bays located at the building's rear.

The main block's front elevation is clad in running bond brick; remaining elevations are clapboard covered. Window openings consist of 8/8. 6/6 and 4/4 double-hung vinyl cash and fixed panes. The house rests upon a parged concrete block foundation. The Georgian-inspired main entrance is the house's character-defining feature. Paired pilasters rise to a broken gabled pediment. The paneled entrance door is framed by sidelights set above recessed panels.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1			
Surveyor	Joseph Schuchman	(Primary Contact) 153106520]			
Organization	E2 Project Management					

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

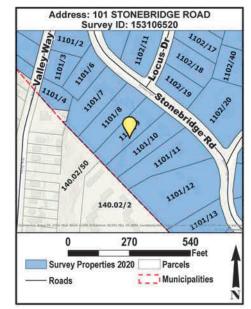
Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el C	Data			2019		
Additional Information: 0713_1101_9								
More Research Neede	d? (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	led:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	pric District					
Status	: Non-Contribut	ing						
Associated Archeo (known or poter	•		its?					
Conversion Problem?	Conver	sio	nNote: 422211					

6/25/2020 Date form completed:

New Jersey Department of Environmental Protection
Historic Preservation Office

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	592353619)
Property Name: Address:	102 STONEBRIDGE ROAD 102 STONEBRIDGE ROAD RD		Apartment #:	Owners	hip: Private ZIP: 07042	
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	19	_

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northeast intersection of Stonebridge Road and Locust Way, this single-family dwelling at 102 Stonebridge Road was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house faces south onto Stonebridge Road and presents a center hall plan. The house is covered by an asphalt-shingled hip roof broken by a brick chimney.

The front elevation is faced in running bond brick; remaining elevations are covered in asbestos siding. Window openings consist of 8/8 double-hung and 4/4 double-hung aluminum sash. Fixed-pane windows are also utilized. The house rests upon a parged concrete block foundation. A two-story entrance portico with Tuscan columns and a wrought iron balustrade is centered on the front elevation and is the house's character-defining feature. The paneled main entrance is framed by sidelights and is set within a traditional surround.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1			
Surveyor	Joseph Schuchman	(Primary Contact) 592353619				
Organization	E2 Project Management					

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

....

.. . . .

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	02 STONEB vey ID: 5923	353619	
1101/2 1101/1 1102/10 1102/11	Cus-Dr	1102/15 110 02/16 1102/. 12>	
130110 Stone6	ridge Rd		
1507. 1501.9 05/20.06 140.02/2			2.01/22 2.01/23
0	270	540	et 🖌
Survey Prope	rties 2020	Parcels	1
Roads	12	Municipalit	ies N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	ata			2019		
Additional Information: 0713_1102_19								
More Research Neede	d? (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	ric District					
Status	: Non-Contribut	ing						
Associated Archec (known or poter			ts?					
Conversion Problem?	Conver	sio	nNote: 422183					

Conversion Problem? ConversionNote:

6/25/2020

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 592353619

PROPERTY REPORT

FROFER				. reporty is i		
Property Name:	105 STONEBRIDGE ROAD			Ownersh	1ip: Pri	vate
Address:	105 STONEBRIDGE ROAD RD		Apartment #:	Z	2IP: 07	042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

2133626643

Property ID:

Description:

This single-family dwelling at 105 Stonebridge Road is located within the proposed boundary of the Estate Area Historic District. The building was constructed ca. 1963; its present appearance, which bears little resemblance to the dwelling as it was originally constructed, suggests a more recent remodeling and expansion. The 2 story 3 bay Center Hall house faces north onto Stonebridge Road. The house is covered by asphalt shingled cross gable roof.

Exterior elevations are clad in wood shingle. Window openings consist of 6/6 double-hung, vinyl sash. The house rests upon a parged concrete block foundation. A shed porch with paired wood posts shelters the paneled main entrance door which is framed by sidelights. The paired front elevation gables are the house's character-defining feature.

This property has not been previously surveyed. Although the building is in excellent condition, minimal fabric of the structure as originally constructed survives. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1			
Surveyor	: Scott Wieczorek	(Primary Contact) 2133626643				
Organization	E2 Project Management					

Certification of Eligibility:

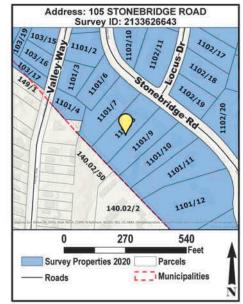
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1101_8							
More Research Needed	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark			-			
District Name	: Estate Area Hist	oric District					
Status	Non-Contributing]					
Associated Archec (known or poter		sits?					
Conversion Problem?	Conversio	onNote: 422210					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: 2133626643

PROPERTY REPORT

				,		
Property Name:	111 STONEBRIDGE ROAD			Owners	hip: F	Private
Address:	111 STONEBRIDGE ROAD RD		Apartment #:	2	ZIP: (07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township	Loodi i lado Malilo.		1101	7	
ESSEN	woncial township		Orange	1101	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1112635546

Property ID:

Description:

This single-family dwelling at 111 Stonebridge Road was constructed ca. 1964 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house utilizes a ranch plan and faces north onto Stonebridge Road. The house is covered by a hipped roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are clad in running bond brick and asbestos siding. Window openings consist of 6/6 double-hung aluminum sash. The house rests upon a parged concrete block foundation. The paneled main entrance door is framed by sidelights set above a recessed rectangular panel. The low, long house form is the dwelling's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Scott Wieczorek	(Primary Contact) 1112635546	
Organizatio	n: E2 Project Management		

Site Map:

Location Map:



BIBLIOGRAPHY:

Township of MontclairGIAdditional Information:0713_1101_7	S Tax Parcel Da	ata			2019	
More Research Needed?	(checked	=Yes)				
INTENSIVE-LEVEL USE ONL	Y:					
Attachments Included:	0	Building	0	Bridge		
	0	Structure	0	Landscape		
	0	Object	0	Industry		
Historic District?						
District Name: Es	tate Area Histor	ic District				
Status: No	n-Contributing					
Associated Archeologic (known or potential si			y)			

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Scott Wieczorek

 Organization:
 E2 Project Management

Property ID: 1112635546

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	767421341
Property Name:	115 STONEBRIDGE ROAD			Owners	hip: Private
Address:	115 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 115 Stonebridge Road was constructed ca. 1968 and is located within the proposed boundary of the Estate Area Historic District. The present appearance which is reminiscent of the designs of architect Frank Lloyd Wright suggests a later remodeling and expansion. The 2.5 story 3 bay center hall house faces north onto Stonebridge Road. The house is covered by a hipped roof with prominent overhangs. The roof system is covered with an asphalt shingle roof and broken by a hip roofed front elevation dormer and an interior chimney.

Exterior elevations are clad in stucco and wood shingle. Window openings consist of casement windows and fixed panes. The house rests upon a parged concrete block foundation. The entrance porch is the house's character-defining feature. Tapered coursed ashlar piers support wood posts and lintel which rises to a shallow gable roof with exposed rafters sheltering a single paneled door which is framed by sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)



Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Address: 115 STONEBRIDGE ROAD Survey ID: 767421341

Location Map:

Site Map:

103/13 Eagle 1102/9 Ck W tos 103/20 103/19 2 103/1 à 1102/ Valle ocus-1101/2 103/16 103/17 Stonebridge Rd. 1102/1 1101/3 19912 148.02/10 1102/19 148.02/8 1101/4 230217 120218 148.02/6 120219 148.02/5 148.02/4 1101/10 80.02150 2101/22 148.02/3 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 1101 6 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: 0 Building Bridge Attachments Included: 0 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422208 Date form completed: 6/25/2020

PROPERTY REPORT

FROFER				i reporty ibi		
Property Name:	119 STONEBRIDGE ROAD			Ownershi	p: Priv	ate
Address:	119 STONEBRIDGE ROAD RD		Apartment #:	ZI	P: 070	42
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1976787374

Property ID:

Description:

This single-family dwelling at 119 Stonebridge Road was constructed in 2018 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Minimal Traditional house faces northeast onto Stonebridge Road. The house is covered by a side gable roof with front gables. The roof system is covered with an asphalt shingles

Exterior elevations are clad in stucco, coursed ashlar, and vinyl. Window openings consist of 1/1 double hung vinyl sash and fixed panes. The house rests upon a parged concrete block foundation. A shed roofed porch surmounted by an upper level balustrade porch defines the main entrance. The single-paneled entrance door is flanked by sidelights and set within a traditional surround. The house displays a variety of roof forms, its character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of historic design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 1976787374	
Organizatio	n: E2 Project Management		

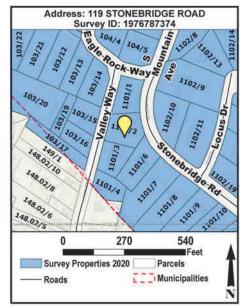
Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el C	ata			2019		
Additional Information: 0713_1101_2								
More Research Neede	d? 🗌 (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	ric District					
Status	: Non-Contribut	ing						
Associated Archeo (known or poter	• ·		ts?					
Conversion Problem?	Conver	sio	nNote: 422205					

Date form completed:

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

6/25/2020

(Primary Contact)

Property ID: 1976787374

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1595668965
Property Name:	120 STONEBRIDGE ROAD			Owners	hip: Private
Address:	120 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	10

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1595668965

Description:

This single-family dwelling at 120 Stonebridge Road was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house employs a hall-and-parlor plan and faces west onto Stonebridge Road. The house is covered by a side gable roof. The roof system is covered with an asphalt shingles and broken by gable-roofed dormers on the front elevation. A one-story gable-roofed garage extends from the north elevation.

Exterior elevations are clad in asbestos siding and running bond brick. Window openings consist primarily of 6/6 double-hung vinyl windows, 4/8 double-hung dormer windows, and fixed panes. The house rests upon a parged concrete block foundation. Wood posts resting upon a concrete base support an arcaded engaged porch, the house's character defining feature; the main entrance door is paneled and framed by diamond-paned sidelights set above a recessed rectangular panel.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) -1595668965]
Organization	E2 Project Management		

Certification of Eligibility:

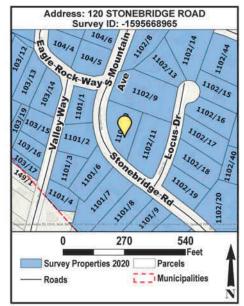
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el C	Data			2019		
Additional Information: 0713_1102_10								
More Research Neede	d? (chec	kec	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	oric District					
Status	Non-Contribut	ing						
Associated Archec (known or poter	• ·		its?					
Conversion Problem?	Conver	sio	nNote: 422175					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1595668965

PROPERTY REPORT

TROPER						
Property Name:	123 STONEBRIDGE ROAD			Owners	hip: Private	
Address:	123 STONEBRIDGE ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1101	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the southeast intersection of Stonebridge Road and Eagle Rock Way, this single-family dwelling at 123 Stonebridge Road was constructed ca. 1967 and is within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house incorporates a ranch house plan. The house faces north onto Eagle Rock Way and is accessed from Stonebridge Road. The house is covered by a gable roof with extended overhangs which are noticeably pronounced at the gables. The roof system is covered with an asphalt shingle roof and broken by a chimney.

The house rests upon a brick foundation and displays a raised first story. Exterior elevations on the lower level are covered in in running bond brick; the first story is faced in plywood. Window openings consist of casement windows and fixed panes. A multi-pane window dominates the front elevation and is the house's character-defining feature. Sidelight-framed paneled doors are set into the front elevation's first story and ground elevation's lower level. A two-car garage, set into the lower level, is accessible from a macadam driveway leading from Stonebridge Road.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1985550721 Page 1

1985550721

Property ID.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation: Other Designation Date:

Local Designation:

SHPO Opinion:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Pata			2019		
Additional Information: 0713_1101_1							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Non-Contributing						
Associated Archeol (known or poten	•	its?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1985550721	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection	
Historic Preservation Office	

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1545406270
Property Name: Address:	124 STONEBRIDGE ROAD 124 S STONEBRIDGE ROAD RD		Apartment #:		ship: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	9
Property Photo:					



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 124 Stonebridge Road was constructed ca. 1964 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 5 bay French Eclectic house utilized a center hall plan and faces east onto Stonebridge Road. The house is covered by a high hip roof. The roof system is covered with an asphalt shingle roof and broken by segmental arched dormers and interior brick chimneys.

Exterior elevations are clad in running bond brick. Segmental-arched windows display 8/12 double-hung vinyl sash; roofline dormers incorporate 6/6 double-hung sash. A modillion block cornice carries across the front elevation. The house rests upon a brick foundation. The paneled entrance door is framed by sidelights and is centered within the trapezoid-shaped recessed entrance whose side walls are enlivened by molded panels. The symmetrically arranged facade ornamented with classically-inspired details is the house's characterdefining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Present-day Stonebridge Road was substantially developed from the estate of Edmund Buke Osborne whose ca. 1909 Tudor Revival house remains at 4 Stonebridge Road, the centerpiece of a now 2 acre property. Single Family homes are recessed from the gently curved road. A significant portion of the street plan was laid out in 1909 by the Olmstead Brothers as the private road for Osborne's estate. Following his 1917 death, his son Edmund Osborne Jr. worked with F.M. Crawley & Brothers to divide and sell development lots. Between the years 1923 and 1928, significant construction occurred, the substantial homes on carefully landscaped grounds reflecting upper class aspirations of the period. The years between 1952 and 1970 witnessed a second period of construction; the homes built between those years illustrate a more simplified mid-20th century approach in both house design and landscaping.

(Primary Contact)

Property ID: -1545406270 Page 1

 Registration
and Status
 National Historic Landmark?:
 Image: Shpo Opinion:

 Dates:
 National Register:
 Shpo Opinion:

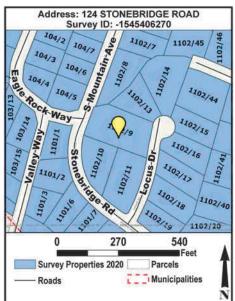
 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation Date:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data				2019		
Additional Information:								
0713_1102_9								
More Research Needed	? (checke	d=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Hist	oric District						
Status:	Non-Contributing							
Associated Archeol (known or potent	ogical Site/Depos tial sites. If Yes, ple		briefly)					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	-1545406270	
Organization:	E2 Project Management			

☐ Is this Property an identifiable farm or former farm?

Site Map:

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID: -1907403657
Property Name: Address:	7 UNDERCLIFF DRIVE 7 UNDERCLIFF DRIVE DR		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

County.	wunneipanty.	LOCAL Flace Name.	USUS Quau.	DIOCK.	LOI.
ESSEX N	Montclair township		Orange	104	36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 7 Undercliff Drive was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall Tudor Revival house faces east onto Undercliff Drive. The house is covered by a side gable roof with flush gable ends. The roof system is covered with asphalt shingles and broken by an exterior brick chimney with a stucco stack. At the street elevation, a gable roofed ell and gable roofed dormers break the roofline.

Exterior elevations are clad in stucco and half-timbering; front elevation dormers and side elevation gables are weatherboard faced. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. The single leaf paneled main entrance is set within a stucco and half-timbered frame. A shed porch with wood posts and brackets partially carries across the front elevation. The variety and surface treatment of gable forms is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Developed during the period from 1925 to 1930, Undercliff Drive served as another subdivision capitalizing on the pre-depression housing boom by the firm of Weldons Incorporated who bankrupted during the depression. Cut into a slight declivity, homes are located on the west side of the stone-curb lined street on well-apportioned lots with thoughtfully-arranged landscaping which harmonizes with the remainder of the district.

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** -1907403657 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Site Map:

Location Map:

Address: 7 UNDERCLIFF DRIVE Survey ID: -1907403657 104/29 100 104/15 20 104/30 Clift.Pd 104/14 104/31 0, 104/32 104/13 15.01 104/33 104 104/12 104/34 Eagle Rock -Mountain-Ave 0 104/11 103/5.01 104/3 1102 1102/4 104/10 203/5 103/7 9 103/8 1102/5 104/9 03/9 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
NTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1907403657

New Jersey Department of Environmental Protection	
Historic Preservation Office	

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	1419035372
Property Name:	11 UNDERCLIFF DRIVE			Owners	hip: Private
Address:	11 UNDERCLIFF DRIVE DR		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	37

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 11 Undercliff Drive was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center hall plan Tudor Revival house faces east onto Undercliff Drive. The house is covered by a slate side gable roof which features flush gable ends and is broken by a shed dormer at the rear elevation. A 2-story gabled ell emerges from the front elevation's roofline and is the house's character-defining feature. An exterior brick chimney displaying paved shoulders, a corbeled cap, and clay flues is centered within the gable.

Exterior elevations are clad in running bond brick, stucco, and half-timbering. Side gable ends are covered in weatherboard. Window openings incorporate 6/6 double-hung vinyl sash and casement windows. The house rests upon a brick foundation. The main entrance is set within a slate roofed shed which is faced in running bond brick. The paneled and strapped main entrance door is set within a round arched opening.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Developed during the period from 1925 to 1930, Undercliff Drive served as another subdivision capitalizing on the pre-depression housing boom by the firm of Weldons Incorporated who bankrupted during the depression. Cut into a slight declivity, homes are located on the west side of the stone-curb lined street on well-apportioned lots with thoughtfully-arranged landscaping which harmonizes with the remainder of the district.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Scott Wieczorek	(Primary Contact) 1419035372	
Organizatior	: E2 Project Management		

Site Map:

Location Map:

Address: 11 UNDERCLIFF DRIVE Survey ID: 1419035372 Rd 104/15 103 104/29 fercliff.Rg. 104/30 102/3.01 104/14 14/38 104/32 104/13 104/33 S-Mountain-Ave. 104/12 104/34 à EagleiRou 104/11 1102/3 104/35 103/5.01 103/6 104/10 ó 103/5 1102/4 103/7 103/8 104/9 1102/5 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_104_37							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

Property ID: 1419035372

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1538897027
Property Name: Address:	15 UNDERCLIFF DRIVE 15 UNDERCLIFF DRIVE DR		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:

oounty.	wantepanty.	Local Flace Marile.	0000 Quau.	DIOCK.	LOI.
ESSEX	Montclair township		Orange	104	38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 15 Undercliff Drive was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Tudor Revival house incorporates a center hall plan and faces east onto Undercliff Drive. The house is covered by a high hip roof with projecting front-gabled ells. The roof system is covered with textural slate and broken on the south elevation by a brick chimney and paired inset dormers. A shed dormer extends across the rear elevation roofline.

Exterior elevations incorporate clinker brickwork and are clad in common bond brick. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. The paneled Tudor arched main entrance door is recessed and set within a Tudor arched frame which is flanked by fixed diamond pane windows. The front gabled ells visually dominate the façade and are the dwelling's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Developed during the period from 1925 to 1930, Undercliff Drive served as another subdivision capitalizing on the pre-depression housing boom by the firm of Weldons Incorporated who bankrupted during the depression. Cut into a slight declivity, homes are located on the west side of the stone-curb lined street on well-apportioned lots with thoughtfully-arranged landscaping which harmonizes with the remainder of the district.

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** -1538897027 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Page 1

Eligibility Worksheet included in present survey?

Site Map:

Location Map:

Address: 15 UNDERCLIFF DRIVE Survey ID: -1538897027 101/8 ey Rd 10 115 Jndercliff.Rd. 104/29 021 104/30 102/3.01 104/14 104/32 S.Mountain-Avr 104/13 104/33 104/3 1102/2 104/12 104/34 104/3 agle-Rock-Way à 104/11 103/5.01 103/6 1102/ 104/10 103/5 1102/4 103/7 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_104_38							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1538897027

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	913150714
Property Name:	19 UNDERCLIFF DRIVE			Owners	ship: Private
Address:	19 UNDERCLIFF DRIVE DR		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	39.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story single-family dwelling at 19 Undercliff Drive is a 3-bay Georgian revival with a center hall plan. Front-facing elevations are clad with common bond brick accented with vinyl siding while side elevations are vinyl-clad. An Asphalt shingle hipped roof caps the building. Fenestration consists of six/six and nine/nine double hung sash windows while the main entry is a single leaf paneled door flanked by sidelights and topped by a fanlight transom. The foundation is not visible from public view. Constructed circa 1997, the building is located within the current boundaries of the proposed Estate Area Historic District but does not meet the 50-year threshold for National Register nomination. However, due to the home's size, massing, and style it is harmonizing with the surrounding district.

Set above Undercliff Drive, the home is buffered from the road by a spacious, manicured lawn. Dry-laid stone retaining walls hold back the slope and define planting beds along the drive and walkway.

Constructed circa 1997, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Developed during the period from 1925 to 1930, Undercliff Drive served as another subdivision capitalizing on the pre-depression housing boom by the firm of Weldons Incorporated who bankrupted during the depression. Cut into a slight declivity, homes are located on the west side of the stone-curb lined street on well-apportioned lots with thoughtfully-arranged landscaping which harmonizes with the remainder of the district.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opin Local Designat Other Designat Other Designation D	tion: tion:	
Survey Nam	e: Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact)	913150714	
Organizatio	n: E2 Project Management			

Site Map:

Location Map:

Address: 19 UNDERCLIFF DRIVE Survey ID: 913150714 101/9 /// 104/28/ 101/9 104/16 01/b gamsey Rd riv 101/8 5 104/29 S-Mountain.Av 105/301 104/30 104/14 ndo, 1102/1 104/32 1/38 104/13 104/320 104/33 1102/2 104/36 2 104/34 Eagle 104/35 104/12 å 104/11 Rock Way 1102/3 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_104_39.01							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent		ts?)				

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 913150714

PROPERTY REPORT

TROFER					
Property Name:	UNDERCLIFF ROAD			Owners	ship: Private
Address:	UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	102	5.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

VACANT LAND

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Property ID: 1583041543 1583041543

Property ID:

Location Map:

Site Map:

	s: UNDERCLIF vey ID: 158304		
5	01/6	10. 10.	04/1
101/5 101/5.01 101/5.01	102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102/3.0 102	104/32 104/33	104/
07 101/3 07 2/101	03/5 35/103/5	104/34 Eagle Ro 01 103/6 103/7	30 35 UTAU
0 Survey Prope	270	540 Feet Parcels	
Roads	CONTRACTOR AND	Municipalities	N

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Da	ata			2019		
Additional Information: 0713_102_5.01							
More Research Needed	? (checked=	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histor	ic District					
Status:	Non-Contributing						
Associated Archeol (known or potent	ogical Site/Deposit ial sites. If Yes, plea		efly)				
Conversion Problem?	Conversion	Note: 42222	22				

PROPERTY REPORT

FRUFER				r roporty ib.	1	
Property Name:	5 UNDERCLIFF ROAD			Owners	ship: Private	
Address:	5 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	_
ESSEX	Montclair township		Orange	203	10	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1596755177

Property ID[.]

Description:

Situated at the southeast intersection of Undercliff Road and Union Street, this single-family dwelling at 5 Undercliff Road was constructed ca. 1924 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Colonial Revival house incorporates a center hall form and faces west onto Undercliff Road. The house is covered by a side gable asphalt shingle roof. A brick chimney is centered in the south gable. A 2-story gabled ell and a 1-story shed are appended to the north and south elevations respectively.

Exterior elevations are clad in decoratively-edged clapboard siding. Window openings consist of 6/6 double-hung vinyl sash windows which are framed by louvered shutters. The house rests upon a brick foundation. The gable-roofed main entrance is centered on the front elevation and is the house's character defining feature. Tuscan columns support a broken pediment displaying a segmental arched opening. The paneled entrance door is framed by sidelights and set beneath a segmental arched transom.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -1596755177]
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

	: 5 UNDERCLIFF ROAD rey ID: -1596755177
201/4	204/4 204/3 204/2 204/2 204/2 204/2 204/2 204/13
E/roc	Sog Union-St
201/2	203/9 203/9 203/7 203/7 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 203/6 20 203/6 203/6 203/6 203/6 203/6
201/1	Mountain 203/6 9 1202/18 202/4 0 203/5 1202/18 202/5 203/4 1202/13
0 Survey Prope	270 540 Feet Feet Parcels
Roads	C C Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Pata			2019		
Additional Information: 0713_203_10								
More Research Needed	I? (chec	kec	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	Estate Area H	stc	oric District					
Status	Contributing							
Associated Archeo (known or poter			ts?					
Conversion Problem?	Conver	sio	nNote: 422336					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1596755177

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-783162100
Property Name:	11 UNDERCLIFF ROAD			Owners	hip: Private
Address:	11 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	11

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northeast intersection of Undercliff Road and South Mountain Avenue, this single-family dwelling at 11 Undercliff Road was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall form and faces west onto Undercliff Road. The house is covered by a high hip roof and broken by a stacked projecting front gable and an exterior chimney which incorporates clinker brickwork and decorative clay tiles and rises to a corbeled stack. The paneled main entrance door is tucked into the narrow south side wall of the smaller gable. The roof system is covered by a multihued textured slate; an individual shed dormer emerges on the front elevation and grouped shed dormers appear on the remaining elevations

Exterior elevations are clad in running bond brick, incorporating clinker brickwork, and stucco; gable ends are faced in weatherboard. Window openings consist of 6/6 double-hung vinyl sash and fixed panes. The house rests upon a brick foundation. The exterior arrangement and detailing displayed on the front elevation is the house's character-defining feature. The South Mountain (south) elevation displays an enclosed sun porch which contains a secondary entrance. Three garage bays are inserted into the rear elevation's ground level. A wrought iron fence carries across the front and partially along the south elevation; brick posts distinguish the access stairs and flagstone walkway to the main entrance.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact)	-783162100	
Organization:	E2 Project Management			

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 11 UNDERCLIFF ROAD Survey ID: -783162100 204/2 0 J. -lovd-Rd 201/3 204 Union-St-203/9 203/8 Undercliff-Rd-201/2 203/7 Mo S ntainTer S 203/6 202/3 202/4 Moun 203/5 201/1 203/4 in 1202/1 202/1 ates 203/3 202/6 Ave 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 203 11 (checked=Yes) More Research Needed? INTENSIVE-LEVEL USE ONLY: **Attachments Included:** 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422337 6/25/2020 Date form completed:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Scott Wieczorek	(Primary Contact)	-783162100	
Organization:	E2 Project Management			

New Jersey Depa Historic Preservat	rtment of Environmental Protection ion Office					
PROPER	TY REPORT			Property ID:	136267490)0
Property Name: Address:	Harry Nason House 14 UNDERCLIFF ROAD RD		Apartment #:		bip: Private ZIP: 07042	
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	201	2	
Property Photo:		Fair Salt-				



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

NOT SURVEYED - EAGLE ROCK RESERVATION

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	urvey ID: 136267	01/4 204/	204/3
	201/3	Lloyd-Rd +/10	E
		F	OLIE
X	V12	6 Rd	203
Step Ot -		Underclift 202/3 2 S	ain
Creek o)	1 2021	
<u>)</u>	270	202/2 202/6 540	
	210	Feet	
	operties 2020	Parcels	T
Survey Pr			

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	ata			2019		
Additional Information:								
0713_201_2 SURVEY: ESS GB 93 v4; I	HSI: 0713-848							
More Research Needed?	(chec	kec	=Yes)					
INTENSIVE-LEVEL USE C	NLY:							
Attachments Included	1:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area H	istc	ric District					
Status:	Non-Contribut	ing						
Associated Archeolo	• ·		ts?					

Date form completed: 6/25/2020

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	742461876
Property Name:	15 UNDERCLIFF ROAD			Owners	hip: Private
Address:	15 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	202	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Located at the northeast intersection of Undercliff Road and South Mountain Avenue, this single-family dwelling at 15 Undercliff Road was constructed ca. 1928 and is within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Center Hall Tudor Revival house faces west onto Undercliff Road. The house is covered by a steeply pitched side gable roof with flush gable ends. The roof system is covered with tapestry slate and broken on the front elevation by a gabled overhang, entrance bay, and exterior chimney. On the rear elevation the roof is broken by a shed dormer.

Exterior elevations are clad in running bond brick incorporating clinker brickwork, stucco, and half-timbering; gable ends at each side elevation display weatherboard sheathing. The chimney is faced in coursed ashlar incorporating clinker brickwork and rising to a corbeled top with clay flues. Window openings consist primarily of casement windows; fixed panes are also utilized. The house rests upon a brick foundation. The 2-story entrance bay is the house's character-defining feature; the gable end is faced in tapestry brick and half-timbering. The single leaf paneled main entrance is set beneath a bracketed entrance hood above which rises a wrought iron balcony. A 2-car garage is set into the rear elevation's ground level and is accessible from a cast block driveway entered from South Mountain Avenue.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 742461876

Page 1

742461876

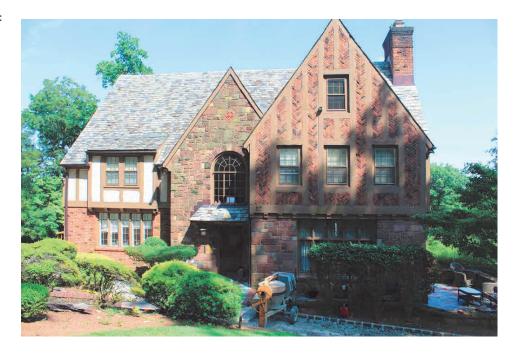
Location Maj: Site Maji: Site Maji: Site Maji: Site Maji: <t< th=""><th>Registration and Status Dates:</th><th>National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: rksheet included in present survey?</th><th>SHPO Opinion: Local Designation: Other Designation: Other Designation Date:</th></t<>	Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: rksheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
BILLOGRAPHY: Author: Title: Year: MPO Accession #: (if applicable) Township of Montelar GIS Tax Parcel Data 2019 Additional Information: Otiget 0 Bridge 17.3_202.3 0 0 Bridge 0 Bridge Misoric District ?? 0 0 District Name: 0 Bridge Misoric District ?? 0 Structure 0 Bridge Misoric District ?? 0 Bridge 0 Bridge Misoric District ?? 0 Bridge 0 Bridge Conversion Problem? 2019 2019 2019 2019 More Research Needed? 0 Bridge 0 Bridge 0 Object 0 Bridge 0 Bridge 0 Structure 0 Bridge 0 Bridge 0 Object 0 Industry 0 Industry Misoric District ?? Image 0 Industry 0 Industry Misoric District ?? Image 0 <	Location Map	:	Site Map:
Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair GIS Tax Parcel Data 2019 Additional Information: 0713_202_3 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 0 Structure 0 District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? Conversion Note: 422328		Address: 15 UNDERCLIFF ROAD Survey ID: 742461876	
Additional Information: 0713_202_3 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422328	Author:		(),
INTENSIVE-LEVEL USE ONLY: 0 Building 0 Bridge Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? □	Additional Information		20.0
Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? Image: Status: Contributing Associated Archeological Site/Deposits? Image: Kenown or potential sites. If Yes, please describe briefly) Conversion Problem? ConversionNote: 422328	More Research N	eeded? (checked=Yes)	
Conversion Problem? ConversionNote: 422328	Attachments I Historic Distr District S	ncluded: 0 Building 0 Structure 0 Object ict ? ✓ Name: Estate Area Historic District status: Contributing	0 Landscape
Date form completed: 6/25/2020	Conversion Problem	n? ConversionNote: 422328	
	Date form complet	ed: 6/25/2020	

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	742461876	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFER	ATT REPORT			r topolity ib.		
Property Name	27 UNDERCLIFF ROAD			Owners	hip: Priva	te
Address:	27 UNDERCLIFF ROAD RD		Apartment #:	:	ZIP: 0704	2
PROPERTY LO	CATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	202	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

728801876

Property ID.

Description:

Situated at the northeast intersection of Undercliff Road and Gates Avenue, this single-family dwelling at 27 Undercliff Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house displays a center hall form and faces west onto Undercliff Road. The house is covered by a steeply pitched cross gable roof with flush gable ends. The roof system is covered with textural slate and broken on the front elevation by a gabled entrance bay and shed dormer. At the south elevation, an interior brick chimney-whose exposed face incorporates clinker brickwork-also breaks the roof plane.

The exterior cladding is the house's character defining feature, incorporating Flemish bond brick with clinker brickwork, tapestry brick, stucco, half timbering, and coursed ashlar. Window openings consist of 6/6 double-hung vinyl sash and casement windows. The house rests upon a brick foundation. The recessed single leaf paneled main entrance door is set beneath a slate-covered shed roofed shelter. A garage is set into the rear elevation's ground level.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor:	Joseph Schuchman	(Primary Contact) 728801876]	
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	: 27 UNDER rvey ID: 72	8801876		
2	2/2	203/1 Pa	<0>	317
- th	Undercli	Mount 202	ain 20	203/6
0r 201/1		202/5	203	Ava
Cros 104/24	104/23	Sates Av	203/2	01/1 Ountain-Ava
104/26	7	04/19	104/20 S-MC	1301/1
0	270	<u></u>	540 Feet	8
Survey Prop Roads	verties 2020 [Parce	els cipalities	

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el C	Data			2019		
Additional Information: 0713_202_1								
More Research Needeo	d? (chec	kec	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area ⊢	listo	pric District					
Status	: Contributing							
Associated Archec (known or poter			its?					
Conversion Problem?	Conve	rsio	nNote: 422295					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

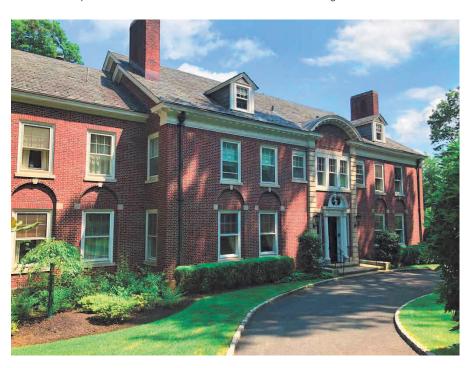
(Primary Contact)

Property ID: 728801876

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	1811198191
Property Name:	53 UNDERCLIFF ROAD			Owners	hip: Private
Address:	53 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	26

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1811198191

Description:

This single-family dwelling at 53 Undercliff Road was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Georgian Revival house displays a center hall form and faces west onto Undercliff Road. The house is covered by a side gable roof. The roof system is covered with slate and broken by the segmental arched entrance bay which is centered on the facade. Slate-covered gable roof dormers emerge from the front and rear elevations while paired interior brick chimneys are set within the gable ends.

Exterior elevations are clad in Flemish bond brick. Window openings consist of 1/1 double-hung sash with applied muntins. First-story window bays are recessed; window openings are set beneath a semi-circular frame. The house rests upon a brick foundation. An entablature, distinguished by a modillion block cornice, carries across the front elevation incorporating the segmental arch opening centered above the main entrance. The entrance bay is distinguished by limestone quoins. The single leaf paneled entrance door is framed by Tuscan columns rising to an entablature above which is a broken segmental arch pediment ornamented with a classic urn. Lanterns flank the entrance opening. The entrance is richly detailed and is the house's character-defining feature.

A 1 story garage, appended to the north elevation, is constructed of brick and appears to date from the mid-20th century.

Lantern topped brick gateposts define the driveway entrances and reflect the stateliness of the property.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1811198191	
Organization:	E2 Project Management			

apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates: Eligibility Works Location Map:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: heet included in present survey? Is to Address: 53 UNDERCLIFF ROAD Survey ID: 1811198191 (104/12) 101/11 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 101/12 10 10 10 10 10 10 10 10 10 10 10 10 10	Final Property an identifiable farm or former farm? Site Map:
BIBLIOGRAPHY: Author:	Title:	Year: HPO Accession #: (if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Res	
Township of Montclair	GIS Tax Parcel Data	2019
Additional Information 0713_104_26		
More Research Need	led? (checked=Yes)	
INTENSIVE-LEVEL US Attachments Inclu Historic District	uded: 1 Building 0 Structure 0 Object ? ✓ me: Estate Area Historic District	0 Bridge0 Landscape0 Industry
Associated Arch	eological Site/Deposits?	
Conversion Problem? Date form completed:	ConversionNote: 422311 6/25/2020	
	Estate Potential Historic Resource Area Joseph Schuchman	Property ID: Page 2 (Primary Contact) 1811198191

Organization: E2 Project Management

BUILDING ATTACHMENT

Property ID:	1811198191
Element ID:	989203444

Common Name:	53 Undercliff Ro	ad		
Historic Name:	53 Undercliff Ro	ad		
Present Use:	Residential, peri	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1926	Source: Boroug	n of Montclair Tax Records	
Constructio Start Da		Construction End Date:	926	
Style:	Georgian Reviva	al	Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Туре:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Flemish Bor	d Bays:	5

Exterior Description:

This single-family dwelling at 53 Undercliff Road was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Georgian Revival house displays a center hall form and faces west onto Undercliff Road. The house is covered by a side gable roof. The roof system is covered with slate and broken by the segmental arched entrance bay which is centered on the façade. Slate-covered gable roof dormers emerge from the front and rear elevations while paired interior brick chimneys are set within the gable ends.

Exterior elevations are clad in Flemish bond brick. Window openings consist of 1/1 double-hung sash with applied muntins. First-story window bays are recessed; window openings are set beneath a semi-circular frame. The house rests upon a brick foundation. An entablature, distinguished by a modillion block cornice, carries across the front elevation incorporating the segmental arch opening centered above the main entrance. The entrance bay is distinguished by limestone quoins. The single leaf paneled entrance door is framed by Tuscan columns rising to an entablature above which is a broken segmental arch pediment ornamented with a classic urn. Lanterns flank the entrance opening. The entrance is richly detailed and is the house's character-defining feature.

A 1 story garage, appended to the north elevation, is constructed of brick and appears to date from the mid-20th century.

Lantern topped brick gateposts define the driveway entrances and reflect the stateliness of the property.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

Property ID	1811198191

History:

Designed by architects Goodwillie and Moran; landscape design was provided by the Olmstead Brothers, constructed in 1929.

Statement of Significance:

Building is a significant example of the Tudor Revival style in stone with characteristic features such as leaded glass, multi-paned windows, shouldered window lintels, asymmetrical façade, and manor styling. The building is also significant as designed by Goodwillie and Moran; landscape design was provided by the Olmstead Brothers.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: Vocal	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

2

Narrative Boundary Description:

Tax Parcel Block 101 Lot 11

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1811198191	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER1	TY REPORT			Property ID: -1581657084
Property Name:	57 UNDERCLIFF ROAD			Ownership: Private
Address:	57 UNDERCLIFF ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA	TION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	104 27

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 57 Undercliff Road was constructed ca. 1915 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 2 bay Tudor Revival house faces incorporates a center hall form and faces west onto Undercliff Road. The house is covered by a cross gable roof with front gables and rear shed dormers. The roof system is covered with slate and broken by three interior brick chimneys.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. The stucco and half-timbered wall surface visually dominate the elevations and is the house's character-defining feature. Window openings consist of leaded glass casement windows and fixed panes. The house rests upon a brick foundation and is asymmetrically massed. The single-leaf paneled entrance door fronts on a flagstone base and is deeply recessed within a segmental arched entrance shelter.

A 1.5 story garage is situated near the property's northeast corner. The overall appearance reflects the design and detailing found in the dwelling with which it appears contemporary. Lantern topped brick gateposts delineate the pedestrian and vehicular entrances to the property.

This property was previously surveyed in 1981 and identified as the work of architect A.F. Norris. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1581657084

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 57 UNDERCLIFF ROAD Survey ID: -1581657084 201/1 Cres DI 104/26 101/11 104/19 ndercliff-Rd. 104/18 101/10 10/27 104/17 104/28 101/9 104/16 Mountair 101/8 104/15 60 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 104 27 SURVEY: ESS GB 93 v4; HSI: 0713-849 (checked=Yes) More Research Needed? **INTENSIVE-LEVEL USE ONLY:** Building Attachments Included: 0 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** 422312 ConversionNote: Date form completed: 6/25/2020 Survey Name: Estate Potential Historic Resource Area **Property ID:**

Organization: E2 Project Management

Surveyor: Joseph Schuchman

(Primary Contact)

-1581657084

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	1812626186
Property Name:	Stone Eagles			Owners	hip: Private
Address:	60 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	11

Property Photo:



Old HSI Number:

NRIS Number: 86003005

HABS/HAER Number:

Description:

The property is set back from the road and is minimally visible from public view. Access to the site was not permitted.

The residence is the work of architects Goodwillie and Moran; landscape design was provided by the Olmstead Brothers. The single-family manor at 60 Undercliff Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. Set on a prominent rise, the 2.5 story 4 bay Tudor Revival house incorporates a center hall form and has a commanding view east onto Undercliff Road. The house is covered by a side gable roof with parapet end gables. The roof system is covered with slate and broken on the front elevation by a 2 story gabled entrance bay.

Historically identified as Stone Eagles, the house was built for William Eshbaugh, a stock broker prominent in the Canadian lumber industry. The drive displays stone and wrought iron entrance gates with carved stone eagles surmounting tall piers positioned at either side of the entrance to the winding driveway.

Exterior elevations are richly detailed and clad in in finely coursed ashlar. Window openings consist of leaded glass casement windows and fixed panes; double hung sash incorporating leaded glass panes are also evident. Label molding frames many window openings. The house rests upon a stone foundation. The main entrance is the house's character-defining feature. The richly carved double leaf entrance doors are set within a Tudor arch frame and flanked by wrought iron lanterns. A heraldic shield is set on the underside of the oriel window which is centered above the entrance opening. The gabled roofline rises to a stone carved Eagle-shaped finial.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in 1986 and in the National Register of Historic Places in July 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out

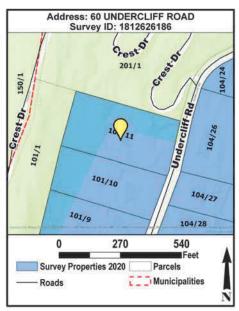
Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1812626186	
Organization:	E2 Project Management			

on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Site Map:

Registration and Status Dates:	National Historic Landmark?:		
	National Register:	7/1/1988	SHPO Opinion:
	New Jersey Register:	9/29/1986	Local Designation:
	Determination of Eligibility:		Other Designation:
	Certification of Eligibility:		Other Designation Date:
Eligibility Wo	orksheet included in present survey?	? <u></u>	s this Property an identifiable farm or former farm?

Location Map:



BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)	
Price, Eleanor	Historic Reso	ources of Montclair Mult	tiple Resour	ce Area	1986		
Township of Montclair	GIS Tax Parc	el Data			2019		
Additional Information: 0713_101_11 SURVEY: ESS GB 93 v4							
More Research Needed	d? (che	cked=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	1 Building	0	Bridge			
		0 Structure	0	Landscape			
Historic District ?	\checkmark	0 Object	0	Industry			
District Name		Historic District					
District Name	 Estate Area r 	HISTORIC DISTRICT					
O ()	Kass Cantailas	him as					
Status	: Key Contribu	ting					
Associated Archeo	logical Site/De	Ū.	y)				
Associated Archeo (known or poter	ntial sites. If Yes,	posits?	y)				
Associated Archeo	ntial sites. If Yes,	posits?	y)				
Associated Archeo (known or poter Conversion Problem? Date form completed:	hlogical Site/Dep ntial sites. If Yes,	posits?				Property ID:	Pa
Associated Archeo (known or poter Conversion Problem? Date form completed: Survey Name:	hlogical Site/Dep ntial sites. If Yes,	posits? please describe briefly please describe briefly rsionNote: 1905 Historic Resource Area		(Primar	y Contact)	4040000400	Pa

BUILDING ATTACHMENT

Property ID:	1812626186
Element ID:	391589535

Common Name:	60 Undercliff Ro	ad	
Historic Name:	Stone Eagles		
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1929	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1929
Style:	Tudor Revival		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Type:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Slate	Stories: 2.5
Exterior Fi	nish Materials:	Stone, Other	Bays: 4

Exterior Description:

The property is set back from the road and is minimally visible from public view. Access to the site was not permitted.

The residence is the work of architects Goodwillie and Moran; landscape design was provided by the Olmstead Brothers. The singlefamily manor at 60 Undercliff Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. Set on a prominent rise, the 2.5 story 4 bay Tudor Revival house incorporates a center hall form and has a commanding view east onto Undercliff Road. The house is covered by a side gable roof with parapet end gables. The roof system is covered with slate and broken on the front elevation by a 2 story gabled entrance bay.

Historically identified as Stone Eagles, the house was built for William Eshbaugh, a stock broker prominent in the Canadian lumber industry. The drive displays stone and wrought iron entrance gates with carved stone eagles surmounting tall piers positioned at either side of the entrance to the winding driveway.

Exterior elevations are richly detailed and clad in in finely coursed ashlar. Window openings consist of leaded glass casement windows and fixed panes; double hung sash incorporating leaded glass panes are also evident. Label molding frames many window openings. The house rests upon a stone foundation. The main entrance is the house's character-defining feature. The richly carved double leaf entrance doors are set within a Tudor arch frame and flanked by wrought iron lanterns. A heraldic shield is set on the underside of the oriel window which is centered above the entrance opening. The gabled roofline rises to a stone carved Eagle-shaped finial.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in 1986 and in the National Register of Historic Places in July 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:	
Architect	Frank Goodwillie	Olmstead Brothers	
Date form completed:	4/28/2021		

ELIGIBILITY WORKSHEET - Properties

2

History:

Constructed in 1926.

Statement of Significance:

Building is significant example of the Georgian Revival style with characteristic features such as massive end chimneys, dentillated cornice, recessed arch window openings, broken main entry pediment and corner quoining.

Eligibility for New Jersey and National Registers:	●Yes ○N	National Register Criteria:		\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

1812626186

Property ID

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Georgian Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 104 Lot 26

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	1812626186	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPER	TY REPORT			Property ID:	-62140873
Property Name:	62 UNDERCLIFF ROAD			Owners	ship: Private
Address:	62 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	10
		Charles and Party an			

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

Set on a commanding rise, this single-family dwelling at 62 Undercliff Road was constructed ca. 1910 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house with a center hall plan faces east onto Undercliff Road. The house is covered by a cross gable roof. The roof system is covered with an asphalt shingle roof and broken by front and side elevation gables and two interior brick chimneys which each rise to a corbeled cap.

The first story is clad in a multi-hued arrangement of Flemish bond brick; remaining elevations are covered in a rich display of stucco and half-timbering, the dwelling's visually prominent and character-defining feature. Window openings display replacement double hung sash, casement windows and fixed panes with applied muntins. The house rests upon a brick foundation. Brick and half-timbered piers flank the recessed main entrance which is set within a Tudor arch sheltering the paneled entrance door.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) -62140873	
Organization	: E2 Project Management		

Certification of Eligibility:

☐ Is this Property an identifiable farm or former farm?

Other Designation Date:

....

.. . . .

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

Sui	62 UNDERCL vey ID: -62140 20	
150/1 Crest Dr	101/11	rRd 104/26
1/10T	1000	104/27
	101/9	104/28
101/6	H	104/15
0	270	540 Feet
Survey Prope		Parcels
Roads	100	Municipalities

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Data			2019		
Additional Information:								
0713_101_10								
More Research Neede	d? 🗌 (chec	kea	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	pric District					
Status	: Contributing							
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conver	sio	nNote: 422303					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Property ID: (Primary Contact) Surveyor: Joseph Schuchman Organization: E2 Project Management

Page 2

-62140873

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	2107397012		
Property Name:	63 UNDERCLIFF ROAD			Owners	hip: Private		
Address:	63 UNDERCLIFF ROAD RD		Apartment #:	ZIP: 07042			
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	104	28		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 63 Undercliff Road was constructed ca. 1917 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Tudor Revival house displays a center hall form and faces west onto Undercliff Road. The house is covered by a cross gable roof with an extended overhang. The roof system is covered with slate and broken by the visually prominent front gables and interior brick chimneys.

Exterior elevations are clad in Flemish bond brick; stucco, and half-timbering. The decorative arrangement of stucco and timber is the house's character-defining feature. Window openings consist of double-hung sash and casement openings. The house rests upon a brick foundation. The 2.5 story entrance bay is centered on the facade. The elliptical arch opening rises to a crenelated parapet displaying a heraldic shield and is framed by wrought iron lanterns. The deeply recessed main entrance displays a paneled entrance door framed by sidelights.

A 1.5 story garage is located near the property's northeast corner. Incorporating 3 garage bays, the brick structure is covered by a slate gable roof. The roof system is broken on the front by a gabled dormer flanked by smaller shed dormers.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 2107397012 Page 1

2107397012

Registration and Status Dates:	New Jer Determination	nal Register: sey Register: of Eligibility: of Eligibility:	s this	O Other I	ocal Desi ther Desi Designati	ignation:	ier fa	rm?
Location Map:				Site Map:				
	Address: 63 Survey 101/11 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 101/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 100/10 10 100/10 10 100/10 10 100/10 10 100/10 10 100/10 10 10 10 10 10 10 10 10 10 10 10 10 1	UNDERCLIFF ROAD ID: 2107397012 104/19 104/26 104/18 104/17 104/17 104/17 104/17 104/17 104/17 104/16 104/16 104/19 104/26 104/18 104/19 104/26 104/19 104/26 104/19 104/26 104/19 104/26 104/19 104/26 104/19 104/26 104/19 104/26 104/18 104/19 104/26 104/19 104/26 104/18 104/17 104/17 104/17 104/17 104/17 104/17 104/15 104/16 104/16 104/16 104/16 104/16 104/16 104/17 104/17 104/17 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/17 104/17 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/16 104/1						
BIBLIOGRAPHY: Author:	Title:				Year:	HPO Accessio	n #:	(if applicable)
Township of Montclair	GIS Tax Parc	el Data			2019			
Additional Informatio	n:							
More Research Need	led? (cheo	cked=Yes)						
	uded:	0 Building 0 Structure 0 Object listoric District posits? please describe briefly)	0 0	Bridge Landscape Industry				
Conversion Problem? Date form completed:		rsionNote: 422231						

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office			
PROPER	TY REPORT			Property ID: -1675579698
Property Name: Address:	70 UNDERCLIFF ROAD 70 UNDERCLIFF ROAD RD		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOCA	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	101 9

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 70 Undercliff Road was constructed ca. 1918 and is located within the proposed boundary of the Estate Area Historic District. The distinctive 2.5 story 3 bay Craftsman house incorporates a center hall form and faces east onto Undercliff Road. The house is covered by a high hip roof. Two-story hip roofed ells, similar in size and appearance, extend from each side elevation. The roof system is covered with an asphalt shingle roof and broken by rhythmically arranged shed dormers on the front elevation and two interior brick chimneys each displaying decorative stack brickwork and corbeled caps.

Exterior elevations are clad in a cream colored common bond brick, stucco, and half-timbering; stucco cartouches ornament spandrels above select first story front elevation windows. Window openings consist of 6/6 double hung vinyl sash, casement windows and fixed panes. The house rests upon a brick foundation. The main entrance is recessed within a 2 story trapezoid-shaped entrance pavilion and displays a paneled entrance door framed by sidelights. The color palette of the exterior elevations is the house's character-defining feature.

A pool house of more recent construction is located to the south of the dwelling. Exterior elevations are faced in stucco and rise to a shed roof. The trim color and stucco clearly draw inspiration from the main house.

This property was previously surveyed in 1981. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

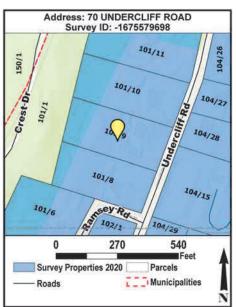
 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1675579698

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information	1:					
0713_101_9 SURVEY: ESS GB 93 v	/4; HSI: 0713-851					
More Research Need	ed? (checked=Yes)					
INTENSIVE-LEVEL US	E ONLY:					
Attachments Inclu	5	0	Bridge			
	0 Structure	0	Landscape			
Historic District	0 Object ✔	0	Industry			
District Nam	e: Estate Area Historic District					
Statu	is: Contributing					
	eological Site/Deposits?					
Conversion Problem?	ConversionNote: 422302					
Date form completed:	6/25/2020					
Survey Name:	Estate Potential Historic Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman		(Primar	y Contact)	-1675579698	
Organization:	E2 Project Management					

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PROPER	TY REPORT			Property ID:	-1475700405	
Property Name:	80 UNDERCLIFF ROAD			Owners	hip: Private	
Address:	80 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	101	8	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 80 Undercliff Road was constructed ca.1914 and sits within the proposed boundary of the Estate Area Historic District. Located at the northwest intersection of Undercliff Road and Ramsay Road, the 2.5 story 4 bay Craftsman house utilizes a center hall form and faces east onto Undercliff Road. The house is covered by a side gable roof; a 1 story ell is set at a 45 degree angle to the front elevation and rises to a steeply pitched Gothic arch roofline. The roof system is covered with an asphalt shingle roof and broken by two interior brick chimneys each of which rises to a painted octagonal stack and corbeled cap. Dormer windows emerging on the front roofline were initially shed roofed and recently were reconstructed with a gabled roof. The roofline displays a pronounced overhang with exposed roof rafters.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. Window openings consist of double-hung sash, casement windows, and fixed panes. The house rests upon a brick foundation. An enclosed porch carries across the street elevation framing the double leaf paneled main entrance doors. The stucco and half-timbered wall surface is the house's character-defining feature.

An early 20th century postcard view identifies this house as the residence of C, Leroy King.

This property has not been previously surveyed. The building is in excellent condition with a good degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1475700405

Page 1

Registration	National Historic Landmark?:						
and Status Dates:	National Register:		SHPO Opinion:				
Dutoo.	New Jersey Register:		Local Designation:				
	Determination of Eligibility: Certification of Eligibility:		Other Designation: r Designation Date:				
Eligibility Worl			an identifiable farm or former farm?				
Location Map:		Site Map:					
	Address: 80 UNDERCLIFF ROAD Survey ID: -1475700405						
BIBLIOGRAPHY: Author:	Title:		Year: HPO Accession #: (if applicable)				
Township of Montcla			2019				
Additional Informat			2010				
More Research Ne	eded? (checked=Yes)						
INTENSIVE-LEVEL Attachments In		0 Bridge 0 Landscape 0 Industry	De				
Historic Distric		o maasay					
District N	ame: Estate Area Historic District						
St	atus: Contributing						
	Associated Archeological Site/Deposits?						
Conversion Problem	? ConversionNote: 422218						
Date form complete	d: 6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1475700405	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection	
Historic Preservation Office	

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PROPER	TY REPORT			Property ID:	-2003719931
Property Name:	85 UNDERCLIFF ROAD			Owners	hip: Private
Address:	85 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	29
Property Photo:					

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 85 Undercliff Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house displays a center hall form and faces west onto Undercliff Road. The house is covered by a side gable with flush gable ends. The roof system is covered with slate and broken on the front elevation by a steeply pitched gabled ell and by the gabled rooflines of projecting second-story window bays flanking the ell.

Exterior elevations are clad in running bond brick, tapestry and patterned brick, stucco, and half-timbering. The display of exterior materials is the house's character-defining feature. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. A single leaf paneled main entrance is set within an enclosed engaged shed roof porch extending south from the front gable. A diminutive shed roof secondary entrance shelter is centered on the north elevation.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyo	or: Joseph Schuchman	(Primary Contact) -2003719931		
Organizatio	n: E2 Project Management			

Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

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Location Map:

Site Map:

	85 UNDERC ey ID: -2003	LIFF ROAD 719931	
101/5		104/28	104/16
	clift Pa	104/15	7
102/3.01 1	04/2 104	104/1	
102/5.01 104/ 102/5.01 104/34	133 104/3	20 2 -04/13	1
0 Survey Prope		540 Feet	t
Roads	L	- Municipalities	N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	Data			2019		
Additional Information: 0713_104_29								
More Research Neede	d? (cheo	cked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark				-			
District Name	: Estate Area H	listo	pric District					
Status	: Contributing							
Associated Archec (known or poter	•		its?					
Conversion Problem?	Conve	rsio	nNote: 422232					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -2003719931

PROPERTY REPORT

Property Name:	88 UNDERCLIFF ROAD			Owners	hip: Priv	vate
Address:	88 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 070	42
PROPERTY LOO	CATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	102	1	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 88 Undercliff Road was constructed ca. 1930 and is within the proposed boundary of the Estate Area Historic District. Located at the southwest intersection of Undercliff Road and Ramsay Road, the 2.5 story 4 bay Tudor Revival house sports a center hall plan and faces east onto Undercliff Road. The house is covered by a side gable roof with pronounced overhang. The roof system is covered with a flat seam metal roof and broken by a steeply pitched 2.5 story gabled bay on the façade which displays flared gable ends. Centered within this façade gable, a brick chimney with paved shoulders displays patterned brick work and rises to a corbeled cap. A 1.5-story gabled ell is appended to the south elevation with a roof plane broken by gabled and shed dormers.

Exterior elevations are clad in running bond brick, stucco and half timbering. 1 story framed sheds, clad in weatherboard, extend from the north elevation. Window openings consist of 6/6 double-hung sash, casement windows and fixed panes. The house rests upon a brick foundation. The recessed main entrance is set within the front gable and framed by a corbeled Roman arch. The paneled entrance door is set behind a wood screen door. The façade gable with its visually dominating chimney is the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

(Primary Contact)

Property ID: 1238363249

Page 1

1238363249

Property ID:

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: **Other Designation:** Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 88 UNDERCLIFF ROAD Survey ID: 1238363249 101/1 6SF 104/28 101/9 101/8 104/15 Underclift Rd. 101/6 104/29 3 104/30

04/38

104/3/2 04/3

N

104/36 5 104/11

540

Parcels L _ _ Municipalities

Feet

104/32

104/33

104/34

270

BIBLIOGRAPHY:

101/5

101/5.01

101/4

A.

102/6

102.

Roads

0

102/5.01

Survey Properties 2020

102/3.01

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el Data			2019		
Additional Information: 0713_102_1							
More Research Needed	1? (cheo	ked=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
Historic District ?		0 Object	0	Industry			
District Name	Estate Area H	listoric District					
Status	Contributing						
Associated Archeo (known or poter		please describe briefly)					
Conversion Problem? Date form completed:	Conve	rsionNote: 422220					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1238363249	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPERTY REPORT				Property ID:	-944426014	
Property Name: Address:	89 UNDERCLIFF ROAD 89 UNDERCLIFF ROAD RD		Apartment #:		hip: Private ZIP: 07042	
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	

county.	wunneipanty.	Local Flace Maille.	0305 Quau.	DIOCK.	LUI.	
ESSEX	Montclair township		Orange	104	30	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 89 Undercliff Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporating a center hall plan faces west onto Undercliff Road. The house is covered by a side gable roof with flush gable ends. The roof system is covered with multi-hued slate and broken by a 2 story gable, a chimney on the front elevation, and a shed dormer emerging from the rear elevation. The exterior chimney rests upon a random ashlar base and rises to a brick stack ornamented with banded brick and rises to a corbeled cap.

Exterior elevations are clad in a variety of materials including Flemish bond brick, tapestry and patterned brickwork, stucco, half-timbering, and random ashlar. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. The single leaf, paneled main entrance door is set within a slate covered shed roofed shelter and is framed by a Roman arched opening. The rich variety of exterior materials is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue. Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor:	Joseph Schuchman	(Primary Contact) -944426014		
Organization:	E2 Project Management			

Certification of Eligibility:

Other Designation Date:

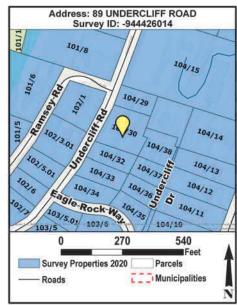
Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information:							
0713_104_30							
More Research Needed	? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:							
Status:	Contributing						
Associated Archeol (known or potent	•	its?					
Conversion Problem?	Conversio	nNote: 422233					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -944426014

PROPERTY REPORT

FINOPEN						
Property Name:	96 UNDERCLIFF ROAD			Owners	hip: Private	
Address:	96 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
	CATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
County:	wunicipanty:	Local Place Name:	USGS Quad:	DIOCK:	LOU	_
ESSEX	Montclair township		Orange	102	3.01	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1866077662

Property ID:

Description:

This single-family dwelling at 96 Undercliff Road was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house displays a center hall form and faces east onto Undercliff Road. The house is covered by a cross gable roof. The roof system is covered with multi-hued slate and broken by an interior brick chimney and a shed dormer which emerges from the south elevation.

Exterior elevations are clad in running bond brick; stucco; and half-timbering. Window openings consist of 6/6 double-hung sash, casement, and fixed pane windows. The house rests upon a brick foundation. Brick piers rise to a Tudor arched opening supporting a stucco and half-timbered gable entrance pediment; the single leaf paneled main entrance door is set within a Tudor arched opening. The Tudor-inspired façade gables are the house's character defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) 1866077662	
Organizatio	n: E2 Proiect Management		

Certification of Eligibility:

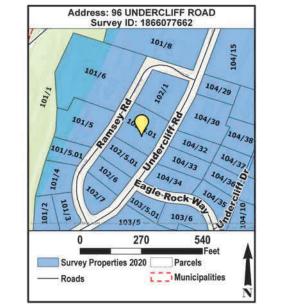
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	Da	ta			2019		
Additional Information: 0713_102_3.01								
More Research Neede	d? (check	ed=	Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark		-		-			
District Name	: Estate Area His	stori	ic District					
Status	: Contributing							
Associated Archec (known or poter	•		s? se describe briefly)					
Conversion Problem?	Convers	ion	Note: 422221					

ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 1866077662

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	-168351045
Property Name:	99 UNDERCLIFF ROAD			Owners	hip: Private
Address:	99 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	32

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 99 Undercliff Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporating a center hall plan faces west onto Undercliff Road. The house is covered by a cross gable roof. The roof system is covered with slate and broken on the front elevation by a gabled dormer into which a visually prominent chimney is centered and a rear elevation shed. The chimney rests upon a random ashlar base and rises to a running bond brick stack and corbeled top.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -168351045 Page 1

-168351045

Location Map:

Address: 99 UNDERCLIFF ROAD Survey ID: -168351045 101/8 104/15 101/6 1/201 104/29 101/5 Pan 104/30 * cliffed 102/3.01 104/14 Cuper Contract 101 102/5.01 16 132 104/13 104/33 102/6 104/34 Eagle Rock 104/35 104/12 20217 104/11 103/5.01 103/6 104/10 103/5 103/7 540 270 0 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:								
Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	ata			2019		
Additional Information: 0713_104_32								
More Research Needed? (checked=Yes)								
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	d:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
Historic District ?	\checkmark	0	Object	0	Industry			
District Name:	Estate Area H	sto	ric District					
Status:	Contributing							
	Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)							
Conversion Problem?	Conver	sior	Note: 422234					
Date form completed:	6/25/2020							

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-168351045	
Organization:	E2 Project Management			

Site Map:

New Jersey Depa Historic Preservat	rtment of Environmental Protection ion Office					
PROPER	TY REPORT			Property ID:	-1802074912	
Property Name:	101 UNDERCLIFF ROAD			Owners	hip: Private	
Address:	101 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOCA	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	104	33	
Property Photo:			A.A.	160		



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story dwelling at 101 Undercliff Road is a 3-bay Tudor revival with a center hall plan. Primarily clad with common bond brick with soldier belt courses and half-timbered stucco, the side-gable roof is capped with slate shingles. An asymmetrical gable-front bay and an appended chimney project from the center of the front elevation. The second-story is inset from the gabled ends. Fenestration consists primarily of 6/6 double hung sash windows in tripartite and solitary configurations. The inset board-and-batten wood front entry door accented with massive strap hinges is recessed beneath a corbeled Roman arch. The foundation is not visible from public view.

The lot is landscaped with open, manicured lawns, hedgerows, and decorative plantings trimming the walkways and foundation.

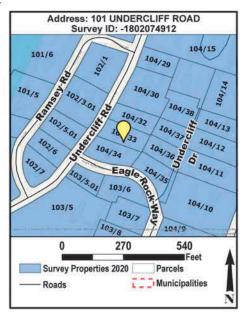
Constructed circa 1926, the building is located within the current boundaries of the proposed Estate Area Historic District. This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date is within the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -1802074912	
Organizatio	on: E2 Project Management		

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	l=Yes)					
NTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeol (known or potent	•	ts?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1802074912	
Organization:	E2 Project Management			

Site Map:

PROPERTY REPORT

Property Name:	103 UNDERCLIFF ROAD			Ownership: Private
Address:	103 UNDERCLIFF ROAD RD		Apartment #:	ZIP: 07042
PROPERTY LOCA County:	NTION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:

ESSEX	Montclair township	Orange	104	34	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

836148065

Property ID:

Description:

Situated at the northeast intersection of Undercliff Road and Eagle Rock Way, this single-family dwelling at 103 Undercliff Road was constructed ca. 1929 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house faces west onto Undercliff Road. The house utilizes a center hall plan covered by a side gable roof with flush gable ends. The roof system is covered with slate and broken on the front elevation by gable roofed dormers and an exterior chimney with paved shoulders above which rises a patterned brickwork stack and a corbeled cap.

Exterior elevations are clad in multi-hued running bond brick, stucco and half-timbering. Window openings consist of vinyl 6/1 double hung sash and casement windows. The house rests upon a brick foundation. The main entrance is set within a 1.5 story gabled entrance pavilion, the house's character-defining feature. The single leaf paneled main entrance is deeply recessed, is set within a brick Roman arch and framed by angled side walls.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyor	: Joseph Schuchman	(Primary Contact) 836148065	
Organization	: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

		103 UNDERCI vey ID: 83614		
5	1/6	112001 10	104/29 04/30	111
101 10	10315.01 10316	104/3	104/370 10	04/13 A/12
101/3 Briat Rd.	103/5	0 103,4 Eagle 3 3/5.01 103/6 103/7 103/8	00 ck. Way 104/1	-
Ra.	0 Survey Prope	270	540 Feet Parcels	1
R	loads	L = -	Municipalities	N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_104_34							
More Research Neede	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	l ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area Hist	oric District					
Status	: Contributing						
Associated Archeo (known or poter	•	its?					
Conversion Problem?	Conversio	nNote: 422236					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 836148065

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	-1155881156
Property Name:	110 UNDERCLIFF ROAD				hip: Private
Address:	110 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	102	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1155881156

Description:

This single-family dwelling at 110 Undercliff Road was constructed ca. 1954 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay Minimal Traditional house incorporates a ranch plan and faces east onto Undercliff Road. The house is covered by a side gable/hip roof combination with a pronounced overhang. The roof system is covered with an asphalt shingle roof and broken by an interior chimney whose stack is covered in coursed ashlar.

Exterior elevations are clad in coursed ashlar and asbestos siding. Window openings consist of 1/1 double hung aluminum sash and fixed windows. The house rests upon a parged concrete block foundation. The single leaf paneled main entrance is set within a projecting entrance shelter. A single bay 2-car garage is placed within the front elevation's ground level. The street elevation's overall form and fenestration pattern is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Scott Wieczorek	(Primary Contact) -1155881156	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

1		10 UNDER by ID: -1155		DAD	
Most	5	101/6	105 1051.	104/	30
1/101	10	00 103/5.	01 100	104/32 104/33 1/34 103 Eagle	2 135
	2/101 2 101/2 5/101 2 101/2	103/5	and the	1/34 103 Eagle 103/6 103/7 103/8	-k-Way
	0	270		40 Feet	4
	urvey Proper bads	ties 2020	Parcels		N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_102_6							
More Research Needeo	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area Hist	oric District					
Status	: Non-Contributing						
Associated Archec (known or poter	o 1	its?)				
Conversion Problem?	Conversio	nNote: 422223					

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

(Primary Contact)

Property ID: -1155881156

PROPERTY REPORT

						,
Property Name:	114 UNDERCLIFF ROAD			Owners	ship: Pr	ivate
Address:	114 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07	'042
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	102	7	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

2028948877

Property ID:

Description:

This single-family dwelling at 114 Undercliff Road was constructed ca. 1955 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 5 bay Minimal Traditional house utilizes a ranch plan and faces east onto Undercliff Road. The house is covered by a low hip roof. The roof system is covered with an asphalt shingle roof and broken by vent pipes and an interior chimney with a coursed ashlar faced stack and clay flues.

Exterior elevations are clad in stucco. Window openings consist of vinyl casement and sliding glass windows. The house rests upon a parged concrete block foundation. Wrought iron railing distinguishes the main entrance which displayed a paneled replacement door. The dwelling's traditional ranch form is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

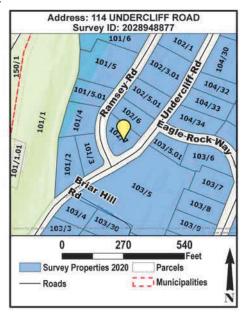
Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Scott Wieczorek	(Primary Contact) 2028948877	
Organizatio	n: E2 Project Management		

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_102_7							
More Research Needed?	(checked	=Yes)					
INTENSIVE-LEVEL USE C	DNLY:						
Attachments Included	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeolo (known or potenti	o gical Site/Deposi al sites. If Yes, plea		ly)				

Survey Name: Estate Potential Historic Resource Area Surveyor: Scott Wieczorek Organization: E2 Project Management

Property ID: (Primary Contact)

2028948877

PROPER	TY REPORT			Property ID:	1607430643
Property Name: Address:	115 UNDERCLIFF ROAD 115 UNDERCLIFF ROAD RD		Apartment #:	Ownership: ZIP:	
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lo	ıt:
ESSEX	Montclair township		Orange	103 5	5.01

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 115 Undercliff Road, located at the southeast intersection of Undercliff Road and Eagle Rock Way is within the proposed boundary of the Estate Area Historic District. The 1.5 story 2 bay Tudor Revival style house displays a Cape Cod form and faces west onto Undercliff Road. Although tax records assign a ca. 1945 construction date, the structure may actually date from earlier in the twentieth century as it was constructed to serve as the gate house/garage for the nearby Tudor Revival residence (present day 117 Undercliff Road) which was constructed about 1912. This building was later converted to serve its present function as a single-family residence. The 1933 "Atlas of Montclair, Glen Ridge, Cedar Grove, Verona" does show the presence at this location of a 1 story stucco covered building whose outline matches the existing structure.

The house is covered by a cross gable roof. The roof system is covered with slate. An interior chimney with a stucco faced stack and gabled roofline dormers break the roof plane. Exterior elevations are clad in stucco and half-timbering with simple detailing. Window openings consist of 2/2 double-hung aluminum sash. The house rests upon a brick foundation. The stucco and half-timbered wall treatment is the dwelling's character-defining feature.

This property was previously included in the 1981 survey of the adjacent 117 Undercliff Road. The building is in excellent condition with a high degree of integrity of design and material. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1607430643

Registration and Status National Historic Landmark?: National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: **Other Designation Date:** Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 115 UNDERCLIFF ROAD Survey ID: 1607430643 104/30 102/3.01 101/5 104/38 1/101 104/32 meet 102/5.01 101/5.01 104/33 104/370 102/6 101/4 104/34 104/30 pun 02/3 104/35 0 101/3 103/6 0, 101/2 104/10 Kem-103/5 103/7 Fiar Hill Ra 101 101 100 CH-103/8 103/4 104/9 103/30 103/9 103/3 103/29 103/10 103/31 104/2 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities

N

BIBLIOGRAPHY:

Roads

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	l Data			2019		
Additional Information: 0713_103_5.01							
More Research Needed	? (check	(ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed:	0 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Hi	storic District					
Status:	Contributing						
Associated Archeol (known or poten	•	osits?					
Conversion Problem?	Convers	sionNote: 422242					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1607430643	
Organization:	E2 Project Management			

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PROPER	TY REPORT			Property ID:	-73179989		
Property Name:	117 UNDERCLIFF ROAD			Owners	hip: Private		
Address:	117 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	103	5		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 117 Undercliff Road was constructed ca.1912 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house utilizes a center hall plan and faces west onto Undercliff Road. The house is covered by a side gable roof with an extended overhang. The roof system is covered with slate and broken by stucco-faced, slate roofed dormers on the front and rear elevations and two interior brick chimneys each rising to a corbeled cap. Substantial 2.5 story ells are appended to each side elevation.

Exterior elevations are clad in Flemish bond brick, stucco, and half-timbering. Window openings consist of leaded glass casement windows and fixed panes. The house rests upon a brick foundation. The main entrance is set within a brick entrance shelter which rises to a slate covered gable roof set behind a bracketed limestone parapet. A Tudor arch frames the double leaf entrance doors which are set below a multi-light transom and framed by mounted lanterns. The interplay of exterior materials and shapes is the house's character defining feature

The adjacent standing structure at 115 Undercliff Road was originally constructed to serve as the gatehouse and garage for this dwelling.

This property was previously surveyed in 1981 and is identified as the home of a Major Hawkins and as the work of architect M. J. Stillman. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key-contributing resource within the proposed Estate Area Historic District

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -73179989 Page 1

National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 117 UNDERCLIFF ROAD Survey ID: -73179989 102/5.0. 101/5.01 104/33 102/6 104/34 6 10% 103/5.01 101/1 103 103/6 101/2 103/7 Briar Hill Ro 103/8 103/4 103/30 103/9 Rock 103/3 103/29 103/10 103/2 103/31 104/2 Eagle-103/28 103/11 104/3 2 ² 22/201 104/1 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713 103 5 SURVEY: ESS GB 93 v4; HSI: 0713-852 (checked=Yes) More Research Needed? **INTENSIVE-LEVEL USE ONLY:** Building Attachments Included: 0 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** 422122 ConversionNote: Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -73179989

 Organization:
 E2 Project Management
 -73179989

PROPERTY REPORT

					P	
Property Name:	120 UNDERCLIFF ROAD			Owners	ship: Private	
Address:	120 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	101	3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1041338801

Property ID:

Description:

This single-family dwelling at 120 Undercliff Road was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 4 bay Minimal Traditional house employs a ranch plan and faces southeast onto Undercliff Road. The house is covered by a side gable. The roof system is covered with an asphalt shingle roof and broken by a front gable and an interior brick chimney.

Exterior elevations are clad in running bond brick and clapboard siding; the front gable is covered in vertical tongue and groove. The nowboarded window openings include double hung sash windows and fixed panes. The house rests upon a parged concrete block foundation and displays garage bay openings in the north elevation's ground level. The single leaf, paneled main entrance door is set behind an aluminum storm and screen door. The traditional ranch form is the now vacant house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	or: Joseph Schuchman	(Primary Contact) -1041338801	
Organizatio	n: E2 Project Management		

Site Map:

Location Map:

Address: 120 UNDERCLIFF ROAD Survey ID: -1041338801 102/3.01 Grest 101/5 60 101/5.01 102/5.01 21 102/6 150/1 101/4 104/34 1/101 150/1.01 102/3 103/5.01 101/101 103/6 reliff-Re 101/2 103/5 Briar Hill Crest-Dr-103/8 103/4 103/30 103/9 103/3 103/29 103/10 103/2 103/31 270 540 0 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata				2019		
Additional Information: 0713_101_3								
More Research Needed	? (checked	l=Yes)						
INTENSIVE-LEVEL USE	ONLY:							
Attachments Include	ed: 0	Building		0	Bridge			
	0	Structure		0	Landscape			
	0	Object		0	Industry			
Historic District ?	\checkmark							
District Name:	Estate Area Histo	oric District						
Status:	Non-Contributing							
Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)								
Conversion Problem?	Conversio	nNote: 42	22214					

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1041338801
Organization:	E2 Project Management		

New Jersey Department of Environmental Protection	
Historic Preservation Office	

PROPERTY REPORT

_	_						
Property Name:	126 UNDERCLIFF ROAD			Ownership	Private		
Address:	126 UNDERCLIFF ROAD RD		Apartment #:	ZIP	07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block: L	ot:		
ESSEX	Montclair township		Orange	101	2		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1474389073

Property ID:

Description:

This single-family dwelling at 126 Undercliff Road was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay house incorporates a gable ell form, displays stylistic features typically associated with the mid-19th century Italianate and Gothic Revival styles and faces east onto Undercliff Road. The house is covered by a cross gable roof and radiates from a 3-story, flat roofed square-shaped tower. The roof system is covered with an asphalt shingle roof and broken by an off-center brick chimney which is set in the south elevation.

Exterior elevations are clad in vinyl siding. Window openings consist of vinyl double-hung windows, casements, and fixed panes. The house rests upon a brick foundation. The paneled, single-leaf main entrance door is set into the tower's base. The asymmetrical exterior massing, emphasized by its setting atop a pronounced rise, is the house's character-defining feature.

This property has not been previously surveyed. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nam	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	or: Scott Wieczorek	(Primary Contact) -1474389073]
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date: ☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:

Site Map:

	126 UNDERCLIFF ROAD /ey ID: -1474389073
150/1.02	101/5 00 103/3 0 101/5.01 00 103/3 0 101/5.01 00 103/3 0 101/5.01 00 103/5 103/4 103/5 103/4 103/5
0 Survey Prop	103/3 103/29 103/31 270 540 Feet
Roads	L Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information: 0713_101_2							
More Research Needed	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-					
District Name	: Estate Area Hist	oric District					
Status	: Non-Contributing]					
Associated Archec (known or poter	•	its?					
Conversion Problem?	Conversio	onNote: 422118					

ConversionNote:

6/25/2020 Date form completed:

PROPERTY REPORT

FROFER				. reporty is i		
Property Name:	127 UNDERCLIFF ROAD			Ownersh	nip: Private	
Address:	127 UNDERCLIFF ROAD RD		Apartment #:	Z	IP: 07042	
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	103	4	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1361957778

Property ID:

Description:

This single-family dwelling at 127 Undercliff Road was constructed ca. 1956 and is located at the southeast intersection of Undercliff road and Briar Hill Road and is within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Minimal Traditional house utilizes a split level plan and faces northeast onto Briar Hill Road. Asphalt shingles cover the side gable roof which is broken by a vent pipe.

Exterior elevations are clad in asbestos siding. Window openings consist of 6/6 double-hung sash. The house rests upon a parged concrete block foundation. Fluted pilasters frame the paneled main entrance door which is set behind an aluminum storm and screen door. The distinctive split-level form is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

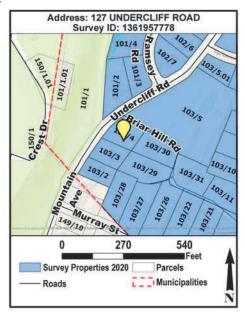
Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	C

SHPO Opinion: Local Designation: Other Designation: ther Designation Date:

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Scott Wieczorek	(Primary Contact)	1361957778	
Organization:	E2 Project Management			

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)	
Township of Montclair	GIS Tax Parcel Data		2019			
Additional Information: 0713_103_4						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0 Bridge				
	0 Structure	0 Landscape	Э			
Historic District ?	0 Object	0 Industry				
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
Associated Archeological Site/Deposits?						

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Scott Wieczorek
 (Primary Contact)
 1361957778

 Organization:
 E2 Project Management
 E3 Project Management
 E3 Project Management

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PROPER	TY REPORT			Property ID:	-613104267
Property Name:	133 UNDERCLIFF ROAD			Owners	hip: Private
Address:	133 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 133 Undercliff Road was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 5 bay Minimal Traditional house employs a split level plan and faces northwest onto Undercliff Road. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by brick flues

Exterior elevations are clad in asbestos siding. Window openings consist of 1/1double-hung sash and fixed panes. The house rests upon a parged concrete block foundation. Stone-capped brick stair with wrought iron railing provides access to the paneled main entrance door which is framed by fluted pilasters. The distinctive split-level form is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration	National Historic Landmark?:	
and Status	National Register:	
Dates:	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	Othe

SHPO Opinion: Local Designation: Other Designation: r Designation Date:

Survey Name: Estate Potential Historic Resource Area **Property ID:** Page 1 -613104267 Surveyor: Joseph Schuchman (Primary Contact) Organization: E2 Project Management

Site Map:

Location Map:

Address: 133 UNDERCLIFF ROAD Survey ID: -613104267 150/1.01 102/7 101/1.01 6 101/2 101/1 103/5 Briar Hill Ro Crest-Dr-103/4 103/30 103/29 103/2 103/31 2 103/27 501 103/26 103/22 103/21 149/10 iei ray s ound 149/8 0 6 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information:							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent		ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -613104267

PROPERTY REPORT

FILOFLI				r roporty ib.	l	
Property Name:	137 UNDERCLIFF ROAD			Owners	ship: Private	
Address:	137 UNDERCLIFF ROAD RD		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	103	2	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-838821948

1

Property ID.

Description:

This single-family dwelling at 137 Undercliff Road was constructed ca. 1957 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house employs a ranch plan and faces west onto Undercliff Road. The house is covered by a side gable roof with projecting gable ells on the front elevation; the façade gables are the house's character-defining feature. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney.

Exterior elevations are clad in asbestos siding. Window openings consist of 1/1 double-hung vinyl sash. The house rests upon a parged concrete block foundation. A single car garage is set into the front elevation's ground level. A stone-capped brick staircase with metal handrails provides access to the single leaf paneled main entrance is set within a traditional frame.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

One of the original roads in the area, Walling's 1859 Map of Essex County, New Jersey depicts Undercliff Road as "Mountain Avenue." Following Henry Nason's cutting of what is now known as South Mountain Avenue, Undercliff Road assumed its present name. Located at the western extremity of the Borough, Undercliff Road follows the mountain with properties on the west overlooking the street, peering out on the Manhattan skyline, and backing up to the Eagle Rock Reservation while the properties on the east are set below the road surface. Stone curbs and sidewalks flank Undercliff Road as it stretches past manicured lawns, thoughtfully arranged landscaping beds, and well apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration National Historic Landmark?: Image: Control of		SHPO Opinion: Local Designation: Other Designation: Other Designation Date:				
Survey Name	: Estate Potential Historic Resource Area		Property ID:	Page		
Surveyo	: Joseph Schuchman	(Primary Contact)	-838821948			
Organization	: E2 Project Management					

Site Map:

Location Map:

Address: 137 UNDERCLIFF ROAD Survey ID: -838821948 101/1.01 9 101 Under Briar Hill 103/5 tot 10 Rd ò 103/4 103/30 103/3 103/29 103/31 150/ 15 103/28 103/27 103/26 103/22 Murray 149/10 TI 149/8 651 12/201 Si 21/641 149/30 49/24 149/29 103/20 0 270 540 Feet Survey Properties 2020 Parcels -L _ _ Municipalities Roads N

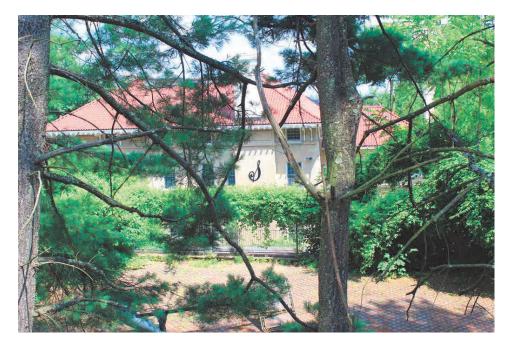
BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information: 0713_103_2						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
Historic District ?	0 Object ✔	0	Industry			
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
	ogical Site/Deposits?					

PROPERTY REPORT

Property Name: Address:	Mulford House 207 UNION STREET ST		Apartment #:	Owners	ship: Private ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	10
ESSEX	Montclair township		Orange	204	9
ESSEX	Montclair township		Orange	204	8

Property Photo:



Old HSI Number:

NRIS Number: 86003038

HABS/HAER Number:

Description:

This single-family dwelling at 207 Union Street, the work of architects Hiss and Weeks, was constructed ca.1913 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 6 bay Spanish Colonial Revival house is oriented perpendicular to Union Street; the front elevation faces east. Stucco gateposts, a wrought iron fence and an asphalt driveway define the main approach to the dwelling which extends from Union Street. A 2-story bay extends from the south elevation and is similarly detailed.

The property is set back from the road and substantially screened from public view. The house is covered by an expansive low hip roof with a pronounced overhang displaying underside brackets. The roof system is covered with Spanish Tile, the house's character-defining feature, and is broken by two interior brick chimneys.

Exterior elevations are clad in stucco. Window openings consist of vinyl double hung sash and casement windows. Narrow double hung sash alternating with rectangular panels are set within the roofline cornice. The house incorporates a center-hall form and rests upon a brick foundation. Belt courses encircle the elevations.

This property was previously surveyed in 1981, was listed in the New Jersey State Register of Historic Places in 1986 and in the National Register of Historic Places in 1988. The building is in good condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

One of the Original Roads in the Estate Area Historic District, Union Street is depicted on Walling's 1859 Map of Essex County connecting what is now known as Undercliff Road to Orange Road. Only a small piece of this road falls within the district between South Mountain Avenue to the east and Undercliff Road to the west. Homes are amply buffered from the road by manicured lawns, sidewalks, and stone curbs. Hedgerows and stone retaining walls screen the properties from public view.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 2023606449

Page 1

2023606449

Property ID:

 Registration and Status Dates:
 National Historic Landmark?:
 Image: Control of Eligibility:
 7/1/1988
 SHPO Opinion:

 Dates:
 New Jersey Register:
 9/29/1986
 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Surveyor: Joseph Schuchman Organization: E2 Project Management

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resour	ces of Montclair Multiple	e Resour	ce Area	1986		
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_204_10 SURVEY: ESS GB 93 v4							
More Research Neede	d? 🗌 (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Incluc	led:	1 Building	0	Bridge			
		0 Structure	0	Landscape			
		0 Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area His	storic District					
Status	: Key Contributin	g					
Associated Archeo (known or poter	•	sits?					
Conversion Problem?	Convers	ionNote: 1856					
Date form completed:	6/25/2020						
Survey Name:	Estate Potential Hi	storic Resource Area				Property ID:	Page
Surveyor:	Joseph Schuchma	an		(Primar	ry Contact	z) 2023606449	

BUILDING ATTACHMENT

Property ID:	2023606449
Element ID:	-1526902299

Common Name:	207 Union Stree	t		
Historic Name:	Mulford House			
Present Use:	Residential, perr	nanent		
Historic Use:	Residential, perr	nanent		
ConstructionDa	te: 1913	Source: Boro	ugh of Montclair Tax Records; NJHPO In	diidual Strucrture Survey Form
Constructio Start Da		Construction End Date:	1913	
Style:	Spanish Colonia	l Revival	Vernacular Style?	
Form:	Center Hall		Physical Condition	Excellent
Туре:	Other		Remaining Historic Fabric	: High
Roof Fi	nish Materials:	Tile, Spanish	Stories:	2.5
Exterior Fi	nish Materials:	Stucco	Bavs:	6

Exterior Description:

This single-family dwelling at 207 Union Street, the work of architects Hiss and Weeks, was constructed ca.1913 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 6 bay Spanish Colonial Revival house is oriented perpendicular to Union Street; the front elevation faces east. Stucco gateposts, a wrought iron fence and an asphalt driveway define the main approach to the dwelling which extends from Union Street. A 2-story bay extends from the south elevation and is similarly detailed.

The property is set back from the road and substantially screened from public view. The house is covered by an expansive low hip roof with a pronounced overhang displaying underside brackets. The roof system is covered with Spanish Tile, the house's characterdefining feature, and is broken by two interior brick chimneys.

Exterior elevations are clad in stucco. Window openings consist of vinyl double hung sash and casement windows. Narrow double hung sash alternating with rectangular panels are set within the roofline cornice. The house incorporates a center-hall form and rests upon a brick foundation. Belt courses encircle the elevations.

This property was previously surveyed in 1981, was listed in the New Jersey State Register of Historic Places in 1986 and in the National Register of Historic Places in 1988. The building is in good condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

Property ID	2023606449

History:

Designed by architects Hiss and Weeks, was constructed 1913.

2

Statement of Significance:

Building is a significant example of the Spanish Colonial Revival style with characteristic features such as red tiled roofs, deep eaves, stucco finish, and loow hipped roof. It is also significant as the work of a prominn=ent architect.

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:		'		
			A B	С	D	
Level of Significance: 🖌 Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Spanish Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 204 Lots 8, 9, 10

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	2023606449	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-702557394
Property Name:	212 UNION STREET			Owners	hip: Private
Address:	212 UNION STREET ST		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	203	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-702557394

Description:

This single-family dwelling at 212 Union Street was constructed ca. 1960 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Minimal Traditional house incorporates a Four Square plan and faces north onto Union Street. The house is covered by a hip roof and incorporates a 2 car garage into the front elevation's ground level. A 2.5 story gable roofed ell is appended to the west elevation. The roof system is covered with an asphalt shingle roof and broken by tympanum centered on the front elevation and paired round arched dormers on the ell.

Exterior elevations are clad in stucco. Window openings consist of casement windows and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is set within a segmental arched frame.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District

Setting:

One of the Original Roads in the Estate Area Historic District, Union Street is depicted on Walling's 1859 Map of Essex County connecting what is now known as Undercliff Road to Orange Road. Only a small piece of this road falls within the district between South Mountain Avenue to the east and Undercliff Road to the west. Homes are amply buffered from the road by manicured lawns, sidewalks, and stone curbs. Hedgerows and stone retaining walls screen the properties from public view.

Registration and Status Dates: Eligibility Works	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor:	Joseph Schuchman	(Primary Contact) -702557394		
Organization:	E2 Project Management			

Location Map:

Site Map:

Surv	s: 212 UNION /ey ID: -70255	57394
201/4 204/	- 11/20	4/7 204/14
7	20419	other stress
201/2 201/2 202/10	203/2	503/8 100 100 100 100 100 100 100 100 100 10
1/102 5/202/2	1 -03/4	1202/19
0	270	540 Feet
Survey Prope	rties 2020	Parcels
Roads	THE REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE	Municipalities

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel E	Data			2019		
Additional Information: 0713_203_9							
More Research Neede	d? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name	: Estate Area Histo	oric District					
Status	: Non-Contributing						
Associated Archeo (known or poter	-	its?					
Conversion Problem?	Conversio	nNote: 422335					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-702557394	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-1125249739
Property Name:	272 VALLEY WAY			Owners	hip: Private
Address:	272 VALLEY WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1125249739

Description:

The 2-story building at 272 Valley Way is a 4-bay, minimal traditional with a center hall plan primarily clad with stucco and capped with an asphalt shingle roof. The dwelling is set back from the road and not visible from public view.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 2002, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

National Historic Landmark?: Registration and Status SHPO Opinion: National Register: Dates: Local Designation: New Jersey Register: **Determination of Eligibility:** Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Location Map:

Site Map:

Surv	ss: 272 VALLE ey ID: -112524	EY WAY 49739
2 5 51	Sign R Tricent	EY WAY 49739 103/11 104/3 00 104/3 104/4 1007 104/4 1007 104/4 1007
140 1,001 140,24	10/20	03/19 61/201 101/1 1101
Human	199 199 199 199 199 199 199 19 19 19 19	1101/1 101/101/1 101/101/1 101/101/1 101/101/
0	270	540 Feet
Survey Prope	THE REAL PROPERTY OF THE PROPERTY OF THE REAL PROPE	Parcels Municipalities

BIBLIOGRAPHY:							
Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	lata			2019		
Additional Information: 0713_103_20							
More Research Needed	I? (checked	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area Histo	oric District					
Status	Non-Contributing						
Associated Archeo (known or poter	•	ts?					
Conversion Problem?	Conversio	nNote: 422136					
Date form completed:	6/25/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1125249739	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-1093404983
Property Name:	274 VALLEY WAY			Owners	hip: Private
Address:	274 VALLEY WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	15

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Page 1

Description:

This single-family dwelling at 274 Valley Way was constructed ca. 1969 and is located within the proposed boundary of the Estate Area Historic District. The 1.5 story 3 bay Minimal Traditional house with a ranch plan faces east onto Valley Way. The house is covered by a combined hip/gable roof. The roof system is covered with an asphalt shingle roof and broken by a brick chimney rising from the south elevation.

Exterior elevations are clad in asbestos siding; and running bond brick. Window openings consist of 1/1 double-hung sash and casement windows. The house rests upon a parged concrete block foundation. The single-leaf paneled main entrance is framed by sidelights. A 2-car garage is set into the north-elevations ground level. The overall house form, representative of mid-20th century suburban housing, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opi Local Designa Other Designa Other Designation	ation: ation:
Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	-1093404983
Organization:	E2 Project Management		

Location Map:

Address: 274 VALLEY WAY Survey ID: -1093404983 Briar 104/ Mountain Hill/Rd 103/26 Ave 1102/8 103/22 Ea 104/4 103/21 104/ Rock Way 5 149/28 1102/9 1/1011 103/20 Ston 1102/10 Harrie 103/16 5 5 103/12 idge 1102/1 148.02/10 1101/3 220210 Rd 148.02/8 230217 1101/4 220218 148.02/6 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_103_15							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent	•	ts?					

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1093404983 Page 2

Site Map:

New Jersey Depa Historic Preserva	irtment of Environmental Protection tion Office	1			
PROPER	TY REPORT			Property ID:	-2143619242
Property Name:	276 VALLEY WAY			Owners	ship: Private
Address:	276 VALLEY WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	16
Bronorty Photos					

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 276 Valley Way was constructed ca. 1964

and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Minimal Traditional house incorporates a center hall form faces east onto Valley Way. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by chimney rising from the south elevation.

Exterior elevations of this simply detailed house are clad in aluminum siding. Window openings consist of 6/6 double-hung sash. The house rests upon a parged concrete block foundation. Wood posts rise to a gabled pediment which is centered on the front elevation; this entrance portico shelters the single leaf paneled main entrance which is flanked by sidelights and framed by a Colonial-inspired surround which rises to a broken gabled pediment.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:	
Survey Nan	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -2143619242	
Organizatio	on: E2 Project Management		

Location Map:

Address: 276 VALLEY WAY Survey ID: -2143619242 104/4 52/20 103/21 63 103/12 104/5 103/13 Rock 1102/9 103/14 149/28 Stonebridge 103/20 1101 103/19 103/1 1101/2 S 103/17 Harrier 19911 1101/3 148.02/10 220216 148.0218 1101/4 220217 148.02/6 148.02/21 220218 148.02/5 220219 148.02/4 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	lata			2019		
Additional Information: 0713_103_16							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeological Site/Deposits?							

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -2143619242 Page 2

Site Map:

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	627736471
Property Name:	277 VALLEY WAY			Owners	ship: Private
Address:	277 VALLEY WAY WAY		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 277 Valley Way was constructed ca. 1958 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house with a ranch plan faces west onto Valley Way. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a gable ell on the front elevation, an interior brick chimney and a vent pipe. The recessed main entrance displays a paneled entrance door and is set behind an arcaded entrance shelter incorporating a single wood post,

Exterior elevations are clad in wood shingle; on the street elevation; the porch face and front gable are covered in vertical board and batten. Window openings consist of 6/6 double-hung vinyl sash. The house rests upon a parged concrete block foundation. A 2 bay, 2 car garage is appended to the house's north elevation, is similarly executed and is accessed via a paved driveway from Valley Way. The overall house form, representative of mid-20th century suburban housing, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:			
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1		
Survey	or: Joseph Schuchman	(Primary Contact) 627736471			
Organizatio	on: E2 Project Management				

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	Survey	277 VALL 1D: 6277		
10 149 149 148 02 148 02 148 02 16 148 02 15 148 02 15 148 02 15 148 02 15 148 02 15 148 02 15 148 02 15 148 02 15 148 02 15 15 15 15 15 15 15 15 15 15	61 2 2 10311 10312 1 2 2 2 10311 10311 1 2 2 2 10312 1 2 3 10311 1 2 3 10 1 2 3	110 11 Valley-Way 5	Ile Va Stonebridge	19 10
148.02/4 148.02/4 148.02/3	ey Propertie	270 270	540 Fe Parcels Municipali	et

BIBLIOGRAPHY:

Author:	Title:					Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parce	el D	Pata			2019		
Additional Information:								
0713_1101_3								
More Research Needed	d? (chec	kea	I=Yes)					
INTENSIVE-LEVEL USE	ONLY:							
Attachments Includ	ed:	0	Building	0	Bridge			
		0	Structure	0	Landscape			
		0	Object	0	Industry			
Historic District ?	\checkmark							
District Name	: Estate Area H	isto	pric District					
Status	: Non-Contribut	ing						
Associated Archec (known or poter			ts?					
Conversion Problem?	Conver	sio	nNote: 422206					

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: 627736471

THSTOLIC LIESELVA					
PROPER	TY REPORT			Property ID:	-1520464529
Property Name:	278 VALLEY WAY			Owners	hip: Private
Address:	278 VALLEY WAY WAY		Apartment #:	:	ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	17

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 278 Valley Way was constructed ca. 1968 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 4 bay Minimal Traditional house with a split level plan is set perpendicular to Valley Way; the front elevation faces north. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a chimney and vent pipe.

Exterior elevations are clad in asbestos siding and running bond brick. Window openings consist of double-hung sash and casement windows. The house rests upon a parged concrete block foundation. The single leaf paneled main entrance is accessed from a staircase extending from Valley Way. A 2 bay, 2 car garage is set into the ground level of the dwelling's east (Valley Way) elevation and is accessed via a paved driveway from Valley Way. The overall house form, representative of mid-20th century suburban housing, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:				
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1			
Survey	or: Joseph Schuchman	(Primary Contact) -1520464529				
Organizatio	on: E2 Project Management					

Certification of Eligibility:

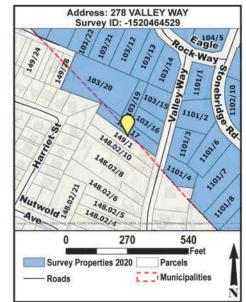
Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:						Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parc	el D	lata				2019		
Additional Information: 0713_103_17									
More Research Neede	d? (cheo	cked	I=Yes)						
INTENSIVE-LEVEL USE	ONLY:								
Attachments Incluc	led:	0	Building		0	Bridge			
		0	Structure		0	Landscape			
		0	Object		0	Industry			
Historic District ?	\checkmark								
District Name	Estate Area H	listo	oric District						
Status	Status: Non-Contributing								
Associated Archeo (known or poter			its?	fly)					

Conversion Problem? ConversionNote: 422134

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1520464529

PROPER	TY REPORT			Property ID: 1964644236
Property Name: Address:	279 VALLEY WAY 279 VALLEY WAY WAY		Apartment #:	Ownership: Private ZIP: 07042
PROPERTY LOC County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1101 4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 279 Valley Way was constructed ca. 1962 and is located within the proposed boundary of the Estate Area Historic District. The 1 story 3 bay Minimal Traditional house with a ranch plan faces west onto Valley Way. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a gable ell on the front elevation, an interior brick chimney, and a vent pipe.

Exterior elevations are clad in vinyl siding. Window openings consist of double-hung sash and casement windows. The house rests upon a parged concrete block foundation. The single leaf paneled entrance is set behind a metal and glass storm door. The overall house form, representative of mid-20th century suburban housing, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District

Setting:

A relict of Llewellyn S. Haskell and Andrew Jackson Davis' original landscape designs for Llewellyn Park, Valley way serves in the same capacity today as it originally did in providing a vital connection between properties north and south of the West Orange line. Stone-curbed like the remainder of the Estate Area Historic District, the homes in this area express more of the arboreal naturalist aesthetic than a planned, ordered landscape. While properties north of Llewellyn Road trend toward open designed outdoor spaces, the homes along Valley way embrace communion with nature and harmony with the organic growth.

Registration and Status Dates:	National Historic Landmark?:
	National Register:
	New Jersey Register:
	Determination of Eligibility:
	Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

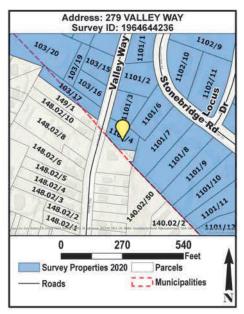
 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 1

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 1964644236

 Organization:
 E2 Project Management
 (Primary Contact)
 1964644236

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1101_4							
More Research Needed	? (checked	=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potenti	•	ts?					

(Primary Contact)

Property ID: 1964644236

New Jersey Department of Environmental Protection Historic Preservation Office 1025734791 **PROPERTY REPORT** Property ID: Ownership: Private Property Name: 16 W BROOKWOOD DRIVE 16 W BROOKWOOD DRIVE DR Apartment #: **ZIP:** 07042 Address: **PROPERTY LOCATION(S):** County: Municipality: Local Place Name: **USGS Quad:** Block: Lot: ESSEX Montclair township 2001 7 Orange

Property Photo:

(Photo Not Available)

Old HSI Number: NRIS Number: HABS/HAER Number: **Description:** NOT SURVEYED Setting: National Historic Landmark?: Registration and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Certification of Eligibility: Other Designation Date: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm?

Property ID: 1025734791

Location Map:

Address: 16 W BROOKWOOD DRIVE Survey ID: 1025734791 Eagle Rock 2001/24 2001/23 1102.01/33 2001/22 2001/6 2001/21 Stonebridge-Rd Arear is a construction of the second data with a constru 20 2001/20 1102.01/32 Ave 2001/19 2001/18/2001/17 0 270 540 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

Parcel Data				Year:	HPO Accession #:	(if applicable)
Parcel Data				0040		())
				2019		
checked=Ye	es)					
	iilding	0	Bridge			
	ructure	0	Landscape			
0 Ok	oject	0	Industry			
ea Historic I	District					
	District					
ributing						
/Deposits?						
∕es, please	describe briefly)					
nversionNo	te: 422155					
20						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1025734791	
Organization:	E2 Project Management			

Site Map:

PROPERTY REPORT Property ID: 1395622						
Property Name: Address:	77 WARREN PLACE 77 WARREN PLACE PL		Apartment #:	Ownership: Private ZIP: 07042		
PROPERTY LOCATION(S):						
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:		
ESSEX	Montclair township		Orange	1206 8		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 77 Warren Place was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. Situated at the northwest intersection of Warren Place and Eagle Rock Road, the 2.5 story 5 bay Colonial Revival house displays a center hall plan and faces south onto Warren Place. The house is covered by a side gable roof. The slate covered roof system is broken by slate-faced pedimented gable dormers on the front elevation, an exterior brick chimney centered in the west gable, a shed dormer on the rear elevation, and a 2.5 story gabled ell.

Exterior elevations are clad in common bond brick incorporating incorporate clinker brickwork. Window openings consist of 6/6 double-hung sash. Window openings on the Warren Place elevation are framed by louvered shutters; first story openings are set beneath a flat relieving arch. The house rests upon a brick foundation. Centered on the front elevation, the main entrance is the house's character defining feature. Fluted Corinthian columns and pilasters rise to a flat-roof shelter which features a denticulated cornice and is surmounted by a wrought iron balustrade. Set behind a wooden screen door, the paneled entrance door is flanked by tracery side lights and set beneath tracery transoms. Entrance openings are set within a pilaster frame.

A 1 story flat-roof brick garage is attached to the rear ell and faces north and is accessible from a paved driveway opening onto Eagle Rock Road.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	1395622462	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:
 Image: Constraint of Constraints

 and Status
 National Register:
 National Register:

 Dates:
 New Jersey Register:
 Determination of Eligibility:

 Certification of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)				
Township of Montclair	GIS Tax Parcel Data		2019						
Additional Information: 0713_1206_8									
More Research Needed	? (checked=Yes)								
INTENSIVE-LEVEL USE	ONLY:								
Attachments Include	ed: 0 Building	0 Bridge							
	0 Structure	0 Landscape							
	0 Object	0 Industry							
Historic District ?	\checkmark								
District Name:	Estate Area Historic District								
Status:	Contributing								
	Associated Archeological Site/Deposits?								
Conversion Problem?	ConversionNote: 422253 6/25/2020								

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 1395622462

 Organization:
 E2 Project Management
 E2 Project Management
 E3 Project Management

Site Map:

PROPER'		Property ID:	668834023		
Property Name:	83 WARREN PLACE			Ownership	Private
Address:	83 WARREN PLACE PL		Apartment #:	ZIP	07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: L	ot:
ESSEX	Montclair township		Orange	1206	9

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 83 Warren Place was constructed ca. 1925 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Colonial Revival house offers a center hall plan and faces south onto Warren Place. The house is covered by a side gable roof. A dentil frieze carries across the front elevation; the roofline cornice returns on the gable. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney and a shed dormer on the front elevation.

Exterior elevations are clad in wood shingle. Window openings consist of 1/1 double-hung sash with applied muntins. On the street elevation, first-story windows are set beneath a sunburst panel. The house rests upon a brick foundation. The main entrance is the house's character-defining feature. The single leaf paneled entrance door is framed by sidelights and set beneath a tracery fanlight. Corinthian columns support a broken gable pediment.

A 2 bay gable roofed garage is located east of the house and situated near the rear of the property line. The frame structure incorporates paneled garage doors with strapped hinges and arched fixed panes and presents its gable front to the street.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

(Primary Contact)

Property ID: 668834023

Registration and Status National Historic Landmark?: National Register: Dates: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

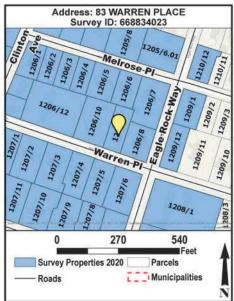
Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)		
Township of Montclair	GIS Tax Parcel	Data			2019				
Additional Information: 0713_1206_9									
More Research Needec	I? (checke	ed=Yes)							
INTENSIVE-LEVEL USE	ONLY:								
Attachments Includ	ed: (Building	0	Bridge					
	(Structure	0	Landscape					
	(Object	0	Industry					
Historic District ?	\checkmark								
District Name	Estate Area His	toric District							
Status	Contributing								
	Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)								
Conversion Problem? Date form completed:	Conversi	onNote: 422254	ļ						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	668834023	
Organization:	E2 Project Management			

New Jersey Depa Historic Preserval	rtment of Environmental Protection ion Office				
PROPERTY REPORT Property ID: 20558819					2055881939
Property Name: Address:	86 WARREN PLACE 86 WARREN PLACE PL		Apartment #:	Owners	nip: Private ZIP: 07042
PROPERTY LOCA County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	5

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 86 Warren Place was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay center-hall form Tudor Revival house faces north onto Warren Place. The house is covered by a steeply pitched side gable roof with flush gable ends. The roof system is covered with textural slate and broken on the front elevation by a stacked projecting front gable and by front and rear elevation gabled dormers. 1.5 story gable roofed ells are appended to each side elevation. A 2 bay garage is set into the rear elevation of the west appendage. The garage is accessible from a cast block driveway entered from Warren Place.

The house rests upon a brick foundation and displays exterior elevations clad in English bond brick, stucco, and half-timbering. Window openings consist primarily of leaded glass casement windows and fixed panes. Faced in a variety of materials and textures, the stacked projecting front gable is the house's character-defining feature. The smaller gable displays tapestry and patterned brickwork and houses the main entrance; the single leaf paneled entrance door is set beneath and delineated by a metal entrance hood. Rising from this front gable, the single paved shoulder chimney displays decorative brick work, a corbeled cap, and paired octagonal clay flues.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

(Primary Contact)

Property ID: 2055881939

 Registration
 National Historic Landmark?:
 Image: Constraint of the second second

Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Yea	r: HPO Accession #:	(if applicable)				
Township of Montclair	GIS Tax Parcel Data		201	9					
Additional Information: 0713_1207_5									
More Research Needeo	? (checked=Yes)								
INTENSIVE-LEVEL USE	ONLY:								
Attachments Includ	ed: 0 Building	0	Bridge						
	0 Structur	re 0	Landscape						
	0 Object	0	Industry						
Historic District ?	\checkmark								
District Name	Estate Area Historic Distric	ot							
Status	Contributing								
	Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly)								
Conversion Problem? Date form completed:	ConversionNote: 6/25/2020	422274							

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	2055881939	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFER	IT REPORT			rioporty ib.		
Property Name:	87 WARREN PLACE			Ownersh	nip: Priva	ate
Address:	87 WARREN PLACE PL		Apartment #:	Z	(IP: 0704	42
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1206	10	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 87 Warren Place was constructed ca. 1912 and is located within the proposed boundary of the Estate Area Historic District. Incorporating a center hall form, the 2.5 story 3 bay Colonial Revival house faces south onto Warren Place. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by an interior brick chimney with wood-shingle-faced pedimented gable dormers emerging on the front elevation.

Exterior elevations are clad in stucco. The house incorporates a variety of size and shaped window openings and displays 6/6 vinyl doublehung sash, casement windows and fixed panes. The house rests upon a brick foundation. A modillion bracketed cornice carries across the street elevation. The main entrance, the house's character-defining feature, is centered on the front elevation. Set beneath a bracketed flat roofed entrance hood, the single leaf paneled entrance door is framed by diminutive multi-pane sidelights which surmount a recessed rectangular panel.

A 2 bay, 2-car garage is situated near the property's northeast corner and appears contemporary with the dwelling. Exterior walls are stucco faced and rise to a jerkin head gable roof which displays a pronounced overhang on the street elevation,

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 269707932 Page 1

269707932

Property ID.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:

 Certification of Eligibility:

 Other Designation Date:

 Eligibility Worksheet included in present survey?

 Is this Property an identifiable farm or former farm?

Site Map:

Address: 87 WARREN PLACE Survey ID: 269707932 1201/5 1206 1205/6.01 201/0 1206/1 leirose-Pi Clinton 1206 201/7 1206 S 1206/12 Eagle-Rock-I 1209 1206/8 120K 1209/12 1207/1 1209/11 1207/2 Warren-Pl 1207/3 1207/4 1207/12 1207/5 1207/6 1207/11 1207/10 207/9 1208/1 270 0 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Location Map:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1206_10							
More Research Needeo	I? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name	Estate Area Histo	ric District					
Status	Contributing						
Associated Archeo (known or poten	-	ts?					
Conversion Problem? Date form completed:	Conversion 6/25/2020	nNote: 422255					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	269707932	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFER						
Property Name:	88 WARREN PLACE			Owners	hip: Pr	rivate
Address:	88 WARREN PLACE PL		Apartment #:	2	ZIP: 07	/042
PROPERTY LOCA				Dissis	1 - 4	
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1207	4	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 88 Warren Place was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall plan and faces north onto Warren Place. The house is covered by a side gable roof. The roof system is covered with slate and broken on the front elevation by a 2.5 story entrance gable, an adjacent brick chimney whose stack rises sharply above the roofline, and a shed dormer which carries across the rear elevation. Shallow gabled roofed ells are appended to each side elevation.

Exterior elevations are clad in running bond brick, stucco, and half-timbering. The apex of the side elevation gables are weatherboard covered. Window openings consist of 6/6 double hung sash and fixed panes. The house rests upon a brick foundation. The visually dominant entrance gable is the house's character-defining feature. Set within the entrance gable, the main entrance is recessed and displays a paneled and strapped entrance door,

A 1.5 story gable roofed garage is located at the rear of and is set perpendicular to the house, facing east.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

(Primary Contact)



Page 1

241655130

Property ID:

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 National Register:
 SHPO Opinion:

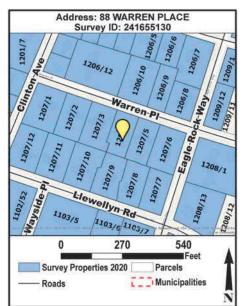
 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation Date:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)					
Township of Montclair	GIS Tax Parcel Data		2019							
Additional Information:										
0713_1207_4										
More Research Needed	? (checked=Yes)									
INTENSIVE-LEVEL USE	ONLY:									
Attachments Include	ed: 0 Building	0 Bridge								
	0 Structure	0 Landscape								
	0 Object	0 Industry								
Historic District ?	\checkmark									
District Name:	Estate Area Historic District									
Status	Contributing									
	Associated Archeological Site/Deposits?									
Conversion Problem?	ConversionNote: 422273 6/25/2020									

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	241655130	
Organization:	E2 Project Management			

☐ Is this Property an identifiable farm or former farm?

Site Map:

HISTORIC FLESELVA						
PROPER	TY REPORT			Property ID:	-1428087971	
Property Name:	94 WARREN PLACE			Owners	ship: Private	
Address:	94 WARREN PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1207	3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 94 Warren Place was constructed ca. 1958 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Colonial Revival house incorporates a hall and parlor plan and faces north onto Warren Place. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by a front gabled dormer. A brick chimney rises at the west gable. A 2 car garage is set into the east elevation's first story.

Exterior elevations are clad in asbestos siding; and running bond brick. Window openings consist of 6/6 double-hung, vinyl sash. The house rests upon a brick foundation. An engaged shed porch shelters the paneled single leaf main entrance door which is framed by sidelights placed above a recessed wooden panel. The unadorned porch posts rest upon rectangular posts ornamented with recessed rectangular panels. The overall house form, representative of suburban style residential architecture of the mid-20th century, is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Nan	ne: Estate Potential Historic Resource Area	Property ID:	Page 1
Survey	or: Joseph Schuchman	(Primary Contact) -1428087971	
Organizatio	on: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:

	s: 94 WARRE rey ID: -14280	87971	
4/1021	1206/12	10 1206/5	1 4/90>>
1201/19 0/1021	Warr	1206/15 1206/15	1
511/2021 511/2021	1101/1	120 120	1208/1
152 Pide	6/LOZI Liewellyn- 03/5	1/202/1 R	1 21/802+
0	270	540 Feet	, di
Survey Prope —— Roads	THE REPORT OF TH	Parcels Municipalities	

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1207_3							
More Research Neede	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-					
District Name	: Estate Area Hist	oric District					
Status	: Non-Contributing	9					
Associated Archec (known or poter	logical Site/Depos ntial sites. If Yes, plo		iefly)				
Conversion Problem?	Conversio	onNote: 4222	272				

6/25/2020 Date form completed:

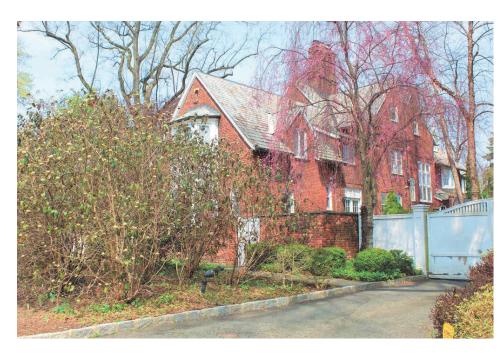
> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1428087971

New Jersey Depa Historic Preserva	artment of Environmental Protection tion Office				
PROPER	TY REPORT			Property ID:	2053947464
Property Name:	97 Warren Place			Owners	ship: Private
Address:	97 WARREN PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1206	12

Property Photo:



Old HSI Number:

NRIS Number: 86003070

HABS/HAER Number:

Description:

This single-family dwelling at 97 Warren Place was constructed ca. 1911 for George L. Prentiss and acquired in 1917 by A. Hall Barry, at which time the dwelling was expanded to its present size; the original design and later expansion were both the work of architect W. Leslie Walker. The property is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall form and faces south onto Warren Place; the front elevation is set perpendicular to the street and faces west. The property is set back from the road and substantially screened from public view.

The house is covered by a side gable with pronounced overhang. The roof system is covered with slate and broken by gable roofed ells and gable dormers. Exterior elevations are asymmetrically arranged and are clad in common bond brick. Window openings consist of 6/6 double hung sash. The house rests upon a brick foundation. A secondary entrance, centered on the street elevation, is the house's character-defining feature. The narrow entrance door is set within a trapezoid-shaped shelter; chamfered posts frame the Tudor arch openings, which support a second-story hip roofed bay which incorporates leaded glass casement windows set above molded rectangular panels.

This property was previously surveyed in 1981, was listed in the New Jersey Register of historic Places in 1986 and in the National Register of Historic Places in 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren—its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: 7/1, New Jersey Register: 9/2: Determination of Eligibility:		SHPO Op Local Design Other Design	ation:	
Survey Name:	Estate Potential Historic Resource A	rea	other besign	Property ID:	Page 1
Surveyor:	Joseph Schuchman		(Primary Contact)	2053947464	
Organization:	E2 Project Management				

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resourc	Historic Resources of Montclair Multiple Resource Area			1986		
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_1206_12 SURVEY: ESS GB 93 v4;	HSI: 0713-841						
More Research Needed	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 1	Building	0	Bridge			
	0	Structure	0	Landscape			
Historic District ?	0	Object	0	Industry			
District Name:	Estate Area Hist	oric District					
	Key Contributing						
Status:							

Date form completed: 6/25/2020

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 2053947464

BUILDING ATTACHMENT

Property ID:	2053947464
Element ID:	1482367810

Common Name:	97 Warren Place	9		
Historic Name:	97 Warren Place	9		
Present Use:	Residential, peri	manent		
Historic Use:	Residential, per	manent		
ConstructionDa	te: 1911	Source: Borough of	Montclair Tax Records; NJHPO Inc	dividual Survey Form
Constructio Start Da		Construction 1911 End Date:		
Style:	Tudor Revival		Vernacular Style?	
Form:	Center Hall		Physical Condition:	Excellent
Type:	Other		Remaining Historic Fabric:	High
Roof Fi	nish Materials:	Slate	Stories:	2.5
Exterior Fi	nish Materials:	Brick, Common Bond	Bays:	3

Exterior Description:

This single-family dwelling at 97 Warren Place was constructed ca. 1911 for George L. Prentiss and acquired in 1917 by A. Hall Barry, at which time the dwelling was expanded to its present size; the original design and later expansion were both the work of architect W. Leslie Walker. The property is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall form and faces south onto Warren Place; the front elevation is set perpendicular to the street and faces west. The property is set back from the road and substantially screened from public view.

The house is covered by a side gable with pronounced overhang. The roof system is covered with slate and broken by gable roofed ells and gable dormers. Exterior elevations are asymmetrically arranged and are clad in common bond brick. Window openings consist of 6/6 double hung sash. The house rests upon a brick foundation. A secondary entrance, centered on the street elevation, is the house's character-defining feature. The narrow entrance door is set within a trapezoid-shaped shelter; chamfered posts frame the Tudor arch openings, which support a second-story hip roofed bay which incorporates leaded glass casement windows set above molded rectangular panels.

This property was previously surveyed in 1981, was listed in the New Jersey Register of historic Places in 1986 and in the National Register of Historic Places in 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District

Interior Description:

Alteration Dates:

Architect/Designer::

Туре:	Name:	Person/Firm Description:
Architect	W Leslie Walker	
Date form completed:	4/28/2021	

Survey Name:	Estate Potential Historic Resource Area		Property ID:
Surveyor:	Joseph Schuchman	(Primary Contact)	2053947464
Organization:	E2 Project Management		

ELIGIBILITY WORKSHEET - Properties

History: dfadsf	
Statement of Significance:	
Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D	
Level of Significance: Local State National	
Justification of Eligibility/Ineligibility:	
Total Number of Attachments: 0 List of Element Names:	
Narrative Boundary Description:	
Date Form Completed: 5/20/2021	

Property ID

2053947464

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-1730044340
Property Name:	98 WARREN PLACE			Owners	hip: Private
Address:	98 WARREN PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 98 Warren Place was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. Incorporating a center-hall form, the 2 story 3 bay Colonial Revival house faces north onto Warren Place. The house is covered by a low hip asphalt shingle roof and broken by a chimney.

Exterior elevations are clad in running bond brick. 8/8 double-hung sash are the primary window light. The house rests upon a brick foundation. The main entrance is centered on the façade and is the house's character defining feature. The paneled entrance door is flanked by geometrically arranged sidelights set above a recessed rectangular panel. Paired pilasters and a simple entablature rise to a broken gable pediment.

A gable roofed garage is appended to the house's east elevation. The garage bay is oriented south.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren-its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:	
Survey Name	e: Estate Potential Historic Resource Area	Property ID:	Page 1
Surveyo	r: Joseph Schuchman	(Primary Contact) -1730044340	
Organizatio	n: E2 Project Management		

Certification of Eligibility:

Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

☐ Is this Property an identifiable farm or former farm?

....

...

Site Map:

	s: 98 WARREN vey ID: -17300	
1201/12 1201/13	1 120	9 1207/4 10 1206/9
1 1 0 1 0	270	540
Survey Prop —— Roads		Parcels Municipalities

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1207_2							
More Research Needed	d? (check	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed:) Building	0	Bridge			
	() Structure	0	Landscape			
	() Object	0	Industry			
Historic District ?	\checkmark						
District Name	: Estate Area His	toric District					
Status	Non-Contributir	g					
Associated Archec (known or poter	logical Site/Depo tial sites. If Yes, p] riefly)				
Conversion Problem?	Conversi	onNote: 422	271				

Conversion Problem? ConversionNote:

6/25/2020 Date form completed:

> Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1730044340

PROPERTY REPORT

PROPER	TY REPORT			Property ID:	-1520625321
Property Name:	100 WARREN PLACE			Owners	hip: Private
Address:	100 WARREN PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1207	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story building at 100 Warren Place is a 3-bay, Craftsman style residence center hall in plan. Built circa 1958, the dwelling sits on a brick foundation, is primarily clad with cement plank siding, and is capped with an asphalt shingled side-gable roof. Two gable-front and one shed-roofed dormer break the front roof surface. Fenestration consists of single-pane vinyl windows with applied mullions in various configurations and covered in places by standing-seam metal awnings supported by decorative brackets. The centrally-located main entry is a single leaf fenestrated panel door with a single side light capped by an applique starburst and covered by an arched portico.

Setting:

Laid in ca. 1900, to the east of Eagle Rock Way, Warren Place expanded westward through lands owned by Stephen W. Carey and Dorman T. Warren-its likely namesake. The tree-lined streets are flanked to the north and south by well-apportioned suburban house lots whose homes are set amply back from the streets and delimited by sidewalks. Generally flat and level, the lots contain manicured lawns and a variety of decorative plantings framing foundations and walkways that include juniper bushes, box elder, hedgerows, and a mix of perennial and annual foliage and which create a sense of harmony with the remainder of the Estate area. This property is located on a large flat, level manicured residential lot with a curved concrete driveway trimmed with decorative plantings. The main façade faces north toward Warren Place.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wo	orksheet included in present survey?	Is this Property an identifiable farm or former farm?

(Primary Contact)

Property ID: -1520625321 -1520625321

Location Map:

Site Map:

	: 100 WARRE ey ID: -15206		
1201/18 1201/17 1201/16 1201/16 1201/16 1201/16 1201/11 1201/12 1201/12 1201/13	1201/2 Company to 1/2	7/10 1207/3 20 1206/3 1207/3 20 1206/3 1206/3 1206/3 1206/10 1206/3 1206/10 1206/3	4
1102/55 1102/55 1102/53	vellyn-Rd 1103/! 270	8/2021 6/2021 540 Feet	1202/7
Survey Prope	The second s	Parcels Municipalities	Î
Roads	L	municipanues	Ñ

Author: Title: Year: HPO Accession #: (if applicable) Township of Montclair GIS Tax Parcel Data 2019 Additional Information: 0713_1207_1 2019 More Research Needed? (checked=Yes) (checked=Yes) INTENSIVE-LEVEL USE ONLY: 4ttachments Included: 0 Building 0 Bridge 0 0 Object 0 Industry Historic District ? ✓ ✓ District Name: Estate Area Historic District Status: Status: Non-Contributing Associated Archeological Site/Deposits? □ (known or potential sites. If Yes, please describe briefly) □ □								
Additional Information: 0713_1207_1 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Structure 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Author:	Title:				Year:	HPO Accession #:	(if applicable)
0713_1207_1 More Research Needed? □ (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits? □	Township of Montclair	GIS Tax Parcel D	ata			2019		
INTENSIVE-LEVEL USE ONLY: Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?								
Attachments Included: 0 Building 0 Bridge 0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ ✓ ✓ District Name: Estate Area Historic District ✓ ✓ Status: Non-Contributing ✓ ✓	More Research Needed?	? (checked	=Yes)					
0 Structure 0 Landscape 0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?	INTENSIVE-LEVEL USE (ONLY:						
0 Object 0 Industry Historic District ? ✓ District Name: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?	Attachments Include	d: 0	Building	0	Bridge			
Historic District ? Image: Estate Area Historic District Status: Non-Contributing Associated Archeological Site/Deposits?		0	Structure	0	Landscape			
Status: Non-Contributing Associated Archeological Site/Deposits?	Historic District ?		Object	0	Industry			
Associated Archeological Site/Deposits?	District Name:	Estate Area Histo	ric District					
	Status:	Non-Contributing						
		•		priefly)				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1520625321	
Organization:	E2 Project Management			

New Jersey Department of Environmental Protection Historic Preservation Office 1293498390 PROPERTY REPORT Property ID: Ownership: Private **Property Name:** WAYSIDE PLACE WAYSIDE PLACE PL 07042 Address: Apartment #: ZIP: **PROPERTY LOCATION(S): USGS Quad:** County: Municipality: Local Place Name: Block: Lot: ESSEX Montclair township Orange 1102.0 22

Property Photo:

(Photo Not Available)

Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

VACANT LAND

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Local Designation:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: 1293498390

1102/18 11 1102/18	Waysid	1102.01/3
Stoned 14 101/11	02/40 Wayside Plant Rd	1102.01/29
1101/12	1102.01/23 1102.01/23 57/107017	1/21 1102-01/28 1102-01/28 540 540
0	270	540 Feet
Survey Prop	erties 2020	Parcels

BIBLIOGRAPHY:						
Author:	Title:		Year:	HPO Accession #:	(if applicable)	
Township of Montclair	GIS Tax Parcel Data		2019			
Additional Information: 0713_1102.01_22						
More Research Needed	? (checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Include	d: 0 Building	0 Bridg	ge			
	0 Structure	0 Land	lscape			
	0 Object	0 Indu	stry			
Historic District ?	\checkmark					
District Name:	Estate Area Historic District					
Status:	Non-Contributing					
Associated Archeological Site/Deposits?						
Conversion Problem?	ConversionNote: 422197					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	1293498390	
Organization:	E2 Project Management			

Site Map:

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-2076632664
Property Name:	11 WAYSIDE PLACE			Owners	hip: Private
Address:	11 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	51

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 11 Wayside Place was constructed ca. 1926 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall plan and faces east onto Wayside Place. The house is covered by a steeply pitched side gable roof. The roof system is covered with multi-hued slate and broken on the front elevation by a steeply pitched 1.5 story gable entrance pavilion and an exterior chimney. An enclosed shed porch is appended to the south elevation. A recessed 1.5 story ell extends from the north elevation and its steeply-pitched slate gable roof is broken by paired gabled dormers.

Exterior elevations are clad in common bond brick, stucco and half timbering; side elevation gables are clapboard faced. Window openings consist primarily of 6/6 double hung sash. The house rests upon a brick foundation. A gently curved paved walkway leads to the recessed main entrance which is centered within the gabled entry, the house's character-defining feature. The paneled entrance door is set within an elliptical arch and replicates the shape of the arch. The chimney rests upon a random ashlar base above which the running bond brick stack sharply rises above the roofline.

Along the property's northern boundary, an asphalt driveway framed by pavers leads to a surface parking area located at the rear of the house.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-2076632664	
Organization:	E2 Project Management			

organically rather than by pre-determined design. Registration National Historic Landmark?: and Status National Register: SHPO Opinion: Dates: New Jersey Register: Local Designation: Determination of Eligibility: Other Designation: Other Designation Date: Certification of Eligibility: Eligibility Worksheet included in present survey? ☐ Is this Property an identifiable farm or former farm? Location Map: Site Map: Address: 11 WAYSIDE PLACE Survey ID: -2076632664 1207/12 201/13 1207/11 1207/10 Liewellyn-Rd 105 1102/55 1102/53 1102/2 1102/54 1102/52 1103/5 1102/3 1 51 Wayside 1102/50 1102/4 1103 1103/3 1102/49 1102/5 1103/2 1102/48 11/2011 01/2011 103/9 1102/46 1103/1 1102/45 1102/4 0 270 540 eet Survey Properties 2020 Parcels L _ _ Municipalities Roads **BIBLIOGRAPHY:** HPO Accession #: (if applicable) Author: Title: Year: Township of Montclair **GIS Tax Parcel Data** 2019 Additional Information: 0713_1102_51 More Research Needed? (checked=Yes) INTENSIVE-LEVEL USE ONLY: Attachments Included: Building 0 0 Bridge 0 Structure 0 Landscape 0 Object Industry 0 **Historic District ?** \checkmark District Name: Estate Area Historic District Status: Contributing Associated Archeological Site/Deposits? (known or potential sites. If Yes, please describe briefly) **Conversion Problem?** ConversionNote: 422195 Date form completed: 6/25/2020 Survey Name: Estate Potential Historic Resource Area **Property ID:** Page 2 -2076632664 (Primary Contact) Surveyor: Joseph Schuchman

Organization: E2 Project Management

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	837457827
Property Name:	15 WAYSIDE PLACE			Owners	hip: Private
Address:	15 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	50

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

1

Description:

This single-family dwelling at 15 Wayside Place was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house utilizes a center hall plan and faces east onto Wayside Place. The house is covered by an expansive side gable roof with a pronounced overhang. The roof system is covered with an asphalt shingle roof and broken by a front elevation gable ell, which is centered on the street elevation. Massive Tudor inspired brick chimneys rising above the roofline on the front and north elevations are the house's character-defining feature.

Rising from a brick foundation the exterior elevations are clad in stucco and half-timber. Window openings consist of 1/1 and 8/8 doublehung sash and casement windows. The paneled round arched main entrance door is set within a 1.5 story 2 bay shed roof entrance shelter whose access is set slightly below the existing ground level; paired flat roof dormers cut through the shelter's roofline.

Bordering the property's northern boundary, an asphalt driveway, accented with stone pavers, leads to a surface parking area located at the rear of the dwelling.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	837457827	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	Data			2019		
Additional Information: 0713_1102_50							
More Research Needec	I? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area Histo	oric District					
Status	Contributing						
Associated Archeo (known or poten	logical Site/Depos tial sites. If Yes, ple		efly)				
Conversion Problem?	Conversio	nNote: 4221	94				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	837457827	
Organization:	E2 Project Management			

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Is this Property an identifiable farm or former farm?

Site Map:

PROPER	TY REPORT			Property ID: 2	057451909
Property Name:	16 WAYSIDE PLACE			Ownership:	Private
Address:	16 WAYSIDE PLACE PL		Apartment #:	ZIP:	07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot	:
ESSEX	Montclair township		Orange	1103 3	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The single-family dwelling at 16 Wayside Place occupies a one acre richly landscaped lot, is located within the proposed boundary of the Estate Area Historic District, and faces west onto Wayside Place. The present house appears to have been constructed in two distinct periods. The original 2.5 story 3 bay Tudor Revival house incorporates a center hall plan. The house is covered by a side gable roof and presents a 2.5 story gable fronted bay to the street, a brick chimney with paved shoulders is centrally placed in the gable. The paneled main door entrance is recessed and set within a Tudor arch opening flanked by lanterns. The roof system is covered by multi-hued slate.

Exterior elevations are clad in Flemish bond b rick; stucco and half-timbering. Window openings utilize double-hung sash, casement windows and fixed panes. The house rests upon a brick foundation.

A substantial 2.5 story addition, faced in stucco and half-timber, extends north of the original house and is believed to date from the late 20th century. Presenting a steep gable fronted ell to the street and visually dominated by the off-center gable end chimney; the addition sympathetically recalls and reinterprets stylistic elements and forms of the original dwelling.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	2057451909	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Local Designation: Other Designation: Other Designation Date:

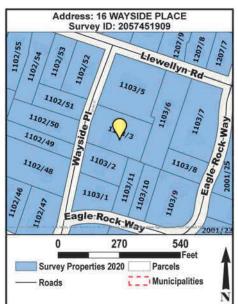
☐ Is this Property an identifiable farm or former farm?

Site Map:

SHPO Opinion:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel	Data			2019		
Additional Information: 0713_1103_3							
More Research Needeo	I? (checke	ed=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: () Building	0	Bridge			
	() Structure	0	Landscape			
	() Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area His	toric District					
Status	Contributing						
Associated Archeo (known or poten	•	sits?	y)				
Conversion Problem?	Conversi	onNote: 422165	i				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	2057451909	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-1472984590
Property Name: Address:	Frank Goodwillie House 17 Wayside Place PL		Apartment #:		hip: Private ZIP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	49

Property Photo:



Old HSI Number:

NRIS Number: 86003058

HABS/HAER Number:

Description:

This single-family dwelling at 17 Wayside Place was constructed ca. 1927 and is located within the proposed boundary of the Estate Area Historic District. The 2 story 3 bay Georgian Revival house incorporates a hall and parlor plan and faces east onto Wayside Place. The house is covered by a hip roof. The roof system is covered with an asphalt shingle roof and broken by a brick chimney on the south elevation and a 2.5 story gabled ells emerging from the south and rear elevations.

Local architect Frank Goodwillie designed this house for his own use and in which he briefly lived prior to his October 1929 death.

Exterior elevations are clad in running bond brick. Window openings consist primarily of 6/6 double hung vinyl sash. First story openings on the street elevation display 6/9 double hung sash set beneath a flat relieving arch. The house rests upon a brick foundation. The richlydetailed main entrance is the house's character-defining feature. The single leaf paneled entrance door is set within a molded surround framed by acanthus leaf-ornamented brackets which rise to a broken segmental arched pediment displaying pineapple, a traditional 18th century sign of hospitality.

This property was previously surveyed and was listed in the New Jersey Register of Historic Places in 1986 and in the National Register of Historic Places in 1988. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1472984590	
Organization:	E2 Project Management			

Registration and Status National Historic Landmark?: National Register: 7/1/1988 New Jersey Register: 9/29/1986 Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: 1/1/2016 Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:

Dates:



BIBLIOGRAPHY:

BIBLIOGRAFIII.					
Author:	Title:		Year:	HPO Accession #:	(if applicable)
Township of Montclair Historical Commission	Nominatioin Report 17 Wayside Place		2008		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102_49 SURVEY: ESS GB 282;					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	ONLY:				
Attachments Includ	led: 0 Building	0 Bridge			
	0 Structure	0 Landso	cape		
	0 Object	0 Industr	у		
Historic District ?					
District Name	Estate Area Historic District				
Status	: Contributing				
	blogical Site/Deposits?				
Conversion Problem?	ConversionNote: 1812				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Pag
Surveyor:	Joseph Schuchman	(Pi	rimary Contact) -1472984590	
Organization:	E2 Project Management				
0.94					

✓ Is this Property an identifiable farm or former farm?

Site Map:

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID:	-477759980
Property Name:	22 WAYSIDE PLACE			Owners	ship: Private
Address:	22 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 22 Wayside Place was constructed ca. 1928 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Tudor Revival house incorporates a center hall form and faces west onto Wayside Place. The house is covered by a steeply pitched side gable roof which is covered with multi-hued slate. The roofline is broken on the front elevation by a stacked projecting gable and flanking gable dormers; the facade gables are the house's character-defining feature. Paved shoulders distinguish the base of the front elevation chimney which extends to the second story. Ornamental brickwork visually divides the stack face into rectangular panels; paired clay flues are set above the chimney cap.

Exterior elevations are clad in running bond brick, stucco and half-timbering. Window openings consist of vinyl double hung windows and casement windows, in single and multiple groupings. The house rests upon a brick foundation. Set within the stacked gable, the paneled main entrance door is deeply recessed and framed by a corbeled brick Roman arch.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -477759980 Page 1

 Registration
 National Historic Landmark?:

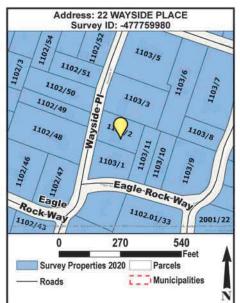
 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel I	Data			2019		
Additional Information:							
0713_1103_2							
More Research Needeo	? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name	Estate Area Hist	oric District					
Status	Contributing						
Associated Archeo (known or poten	logical Site/Depos tial sites. If Yes, ple		əfly)				
Conversion Problem? Date form completed:	Conversio	nNote: 42216	64				

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-477759980	
Organization:	E2 Project Management			

Other Designation: Other Designation Date:

Local Designation:

SHPO Opinion:

☐ Is this Property an identifiable farm or former farm?

Site Map:

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-827912854
Property Name:	23 WAYSIDE PLACE			Owners	hip: Private
Address:	23 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	48

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 23 Wayside Place was constructed ca.1900 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Craftsman house utilizes a Four Square plan and faces east onto Wayside Place. The house is covered by a pyramidal roof; the roof system is asphalt covered and broken by hip roof dormers on the front and side elevations. A 2.5 story gambrel roofed entrance pavilion dominates the facade and is the dwelling's character-defining feature.

Exterior elevations are clad in wood shingle. Window openings consist of 6/1 double hung sash; casement windows are also utilized. The house rests upon a brick foundation. An engaged porch, with square posts, rounded corner brackets and a decorative balustrade shelters the main entrance and flanking window openings. Set within a round arched opening, the paneled main entrance door is framed by sidelights. A second story oriel is set within a recessed opening.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

(Primary Contact)

Property ID: -827912854 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information:							
0713_1102_48							
More Research Needed	? (checked	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	oric District					
Status:	Contributing						
Associated Archeo (known or poten	•	its?					
Conversion Problem? [Date form completed:	Conversio	nNote: 422193					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-827912854	
Organization:	E2 Project Management			

PROPER	TY REPORT			Property ID:	-268229203
Property Name: Address:	29 WAYSIDE PLACE 29 WAYSIDE PLACE PL		Apartment #:		ip: Private IP: 07042
PROPERTY LOC	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	47

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 29 Wayside Place was constructed ca. 1956 and is located within the proposed boundary of the Estate Area Historic District. Occupying a 1.3 acre corner lot at the northwest intersection of Wayside Place and Eagle Rock Way, the 1 story 3 bay Minimal Traditional house incorporates the ranch form and faces southeast onto Wayside Place. The house is covered by an asphalt shingle low hip roof and is broken by an interior chimney.

Exterior elevations are clad in plywood and board and batten. Window openings consist of 1/1 double hung sash and casement windows. The house rests upon a poured concrete foundation. An engaged shed roof porch with unadorned wood post supports carries across the front elevation sheltering the paneled entrance door which is framed by sidelights; the porch face is stone sheathed. Mature deciduous and evergreen trees and shrubs are informally planted reflecting the house's mid-twentieth century period of construction. The dwelling's overall form is the house's character-defining feature.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -268229203

Page 1

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: ksheet included in present survey?	∖ le thi	O Other I	ocal Des ther Des Designati	Opinion: ignation: ignation: ion Date: able farm or former farm?
	Sheet included in present survey?	is una	s Froperty ar	riuentina	
Location Map:			Site Map:		
	Address: 29 WAYSIDE PLACE Survey ID: -268229203 1102/4 1102/40 1102/4 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/49 1102/45 1102/43 1102/45 1102/43 1102/45 1102/43 1102/15 1102/42 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 1102/15 1102/135 <td>k</td> <td></td> <td></td> <td></td>	k			
BIBLIOGRAPHY: Author:	Title:			Year:	HPO Accession #: (if applicable)
Township of Montcla				2019	III O Accession #. (II applicable)
Additional Informat 0713_1102_47	ion:				
More Research Ne	eded? (checked=Yes)				
Associated Are	cluded: 0 Building 0 Structure 0 Object	0 0 0	Bridge Landscape Industry		
Conversion Problem Date form complete					

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -268229203

 Organization:
 E2 Project Management

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID: -471958359
Property Name:	30 Wayside Place			Ownership: Private
Address:	30 WAYSIDE PLACE PL		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 30 Wayside Place was constructed ca. 1935 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall pan and faces west onto Wayside Place. The house is covered by a hip roof with a pronounced overhang. The roof system is covered with multi-hued textural slate, displays a slight overhang and is broken by gable ells, gable and hip roofed dormers and two interior brick chimneys. Each chimney rests upon a brick base; multiple stacks, set at a 45 degree angle, rise to a corbeled top.

Exterior elevations are clad in common bond brick intermixed with decorative brickwork. Window openings consist of casement windows, 4/4 double hung sash and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is recessed and set within a limestone faced rectangular opening delineated by label molding and displaying alternating wide and narrow limestone quoins. The expansive front elevation commands the streetscape and is the house's character-defining feature.

This property was previously surveyed in 1981, was identified as the work of architect Arthur Ramhurst and was listed in the National Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -471958359

Page 1

RegistrationNational Historic Land StatusNationDates:New JerseDetermination orDetermination or

National Historic Landmark?: National Register: New Jersey Register: 9/29/1986 Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation:

Other Designation Date:

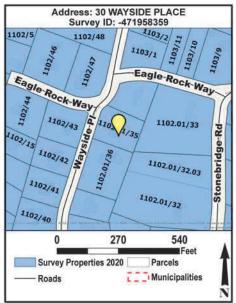
Eligibility Worksheet included in present survey?

Organization: E2 Project Management

Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple Resources	urce Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information 0713_1102.01_35 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USI	E ONLY:				
Attachments Inclue	0 Structure 0 0 Object 0) Bridge) Landscape) Industry			
Historic District ?	\checkmark				
District Name					
Status	: Key Contributing				
	ological Site/Deposits?				
Conversion Problem?	ConversionNote: 1915				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primar	ry Contact)	-471958359	

BUILDING ATTACHMENT

Property ID:	-471958359
Element ID:	-1363832255

Common Name:	30 Wayside Plac	ce	
Historic Name:	30 Wayside Plac	ce	
Present Use:	Residential, perr	nanent	
Historic Use:	Residential, perr	manent	
ConstructionDa	te: 1935	Source: Borough o	f Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction 193 End Date:	5
Style:	Tudor Revival		Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Type:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Slate	Stories: 2.5
Exterior Fi	nish Materials:	Brick, Common Bond	Bays: 4

Exterior Description:

This single-family dwelling at 30 Wayside Place was constructed ca. 1935 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house incorporates a center hall pan and faces west onto Wayside Place. The house is covered by a hip roof with a pronounced overhang. The roof system is covered with multi-hued textural slate, displays a slight overhang and is broken by gable ells, gable and hip roofed dormers and two interior brick chimneys. Each chimney rests upon a brick base; multiple stacks, set at a 45 degree angle, rise to a corbeled top.

Exterior elevations are clad in common bond brick intermixed with decorative brickwork. Window openings consist of casement windows, 4/4 double hung sash and fixed panes. The house rests upon a brick foundation. The paneled main entrance door is recessed and set within a limestone faced rectangular opening delineated by label molding and displaying alternating wide and narrow limestone quoins. The expansive front elevation commands the streetscape and is the house's character-defining feature.

This property was previously surveyed in 1981, was identified as the work of architect Arthur Ramhurst and was listed in the National Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area	
Surveyor:	Joseph Schuchman	(Primary Contact)
Organization:	E2 Project Management	

Property ID: -471958359 Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID	-471958359

History:

Constructed in 1935.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The architects who lived and worked in Montclair had a considerable influence on the residential development of the town. This group of men produced a large collection of well-designed houses which were frequently published in the professional journals of the day. These architects worked in a variety of styles. Some like Frank Wallis, a nationally known authority on the Colonial Revival, confined their endeavors to a particular mode. Others drew from a variety of popular influences, producing styles that were eclectic and different. Two of these men, Dudley van Antwerp and A.F. Norris, deserve special attention. Both were noted for their prolific output; both had a preference for the Craftsman and Tudor Revival styles."

Eligibility for New Jersey and National Registers:	•Yes C	No National Register Criteria:		\checkmark	
		А	в	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description: Tax Parcel Block 1102.0 Lot 35

Date Form Completed: 5/18/2021

PROPERTY REPORT

FROFER	IIKEFUKI			Troperty ID.		
Property Name:	31 WAYSIDE PLACE			Owners	hip: Private	
Address:	31 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	43	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1127284956

Property ID.

Description:

This single-family dwelling at 31 Wayside Place was constructed ca. 1931 and is located within the proposed boundary of the Estate Area Historic District. Occupying a corner lot at the southwest intersection of Wayside Place and Eagle Rock Way, the 2.5 story 5 bay Georgian Revival house incorporates a center hall plan and faces east onto Wayside Place. The house is covered by a side gable roof with flush gable ends. The roof system is covered with textural slate and broken by paired gable end chimneys. A molded architrave, dentil frieze, and modillion block cornice carry across the front elevation.

Exterior elevations are clad in Flemish bond brick. Window openings consist primarily of 8/8 double-hung vinyl sash; a variety of other sash patterns are also utilized as are casements windows and fixed panes. The house rests upon a brick foundation. The exuberant main entrance is the house's character-defining feature. The double leaf paneled entrance doors are set within a simulated rusticated block frame and distinguished by flanking fluted Corinthian columns supporting a full entablature above which a broken segmental arched tympanum rises.

A 1.5 story gable roofed ell, extending from the rear elevation, connects the 3-car garage to the dwelling. The garage is clad in Flemish bond brick; garage bays are set within an elliptical frame. The garage is covered by a slate gable roof; paired slate roof gable dormers break the front roofline.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1127284956	
Organization:	E2 Project Management			

one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Registration	National Historic Landmark?:	
and Status	National Register:	SHPO Opinion:
Dates:	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility We	orksheet included in present survey?	☐ Is this Property an identifiable farm or former farm?
Location Mag	o:	Site Map:

Address: 31 WAYSIDE PLACE Survey ID: -1127284956 1103/2 1102/48 1102/5 1102/6 1103/1 Eagle Rock-Way 1102/45 1102/46 1103/ 1102/47 1102/7 Eagle-Rock-Way & 1102/14 1102/13 1102/44 1102.01/33 11 do 1102.01/35 Wavsi 1102/15 102/11 1102/9 1102.01/36 1102/42 1102/16 -ocus-Dr-1102/17 1102/41 1102.01/32 1102/16 1102/40 540 0 270 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N Site Map:

BIBLIOGRAPHY:						
Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information 0713_1102_43	:					
More Research Neede	ed? (checked=Yes)					
INTENSIVE-LEVEL US	E ONLY:					
Attachments Inclu	ded: 0 Building 0 Structure 0 Object	0 1	Bridge Landscape Industry			
Historic District ?		0	inductry			
District Nam	e: Estate Area Historic District					
Statu	s: Contributing					
	ological Site/Deposits?					
Conversion Problem?	ConversionNote: 422188					
Date form completed:	6/25/2020					
Survey Name:	Estate Potential Historic Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman		(Primary	/ Contact)	-1127284956	
Organization:	E2 Project Management					

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-1772643185
Property Name:	35 WAYSIDE PLACE			Ownersh	ip: Private
Address:	35 WAYSIDE PLACE PL		Apartment #:	Z	IP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	42

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 35 Wayside Place is a 4-bay contemporary home with English eclectic influences and a center hall plan clad with common bond brick and capped with a side-gabled asphalt shingle roof. Stepped gable-front bays project from the front elevation while a copper-roofed bay window is located at the south side of the front elevation. A corbeled brick chimney pierces the rear roof plane and is visible above the ridge. Fenestration consists primarily of casement and fixed pane windows in paired and tripartite arrangements. Some windows are topped with roman-arched fanlights. The main entry consists of an inset double leaf glass panel door flanked with side lights. The foundation is not visible from public view.

Landscaping includes a spacious manicured lawn, screening vegetation along the foundation, and planting beds along the walkways.

Constructed circa 1990, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

(Primary Contact)



Page 1

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
Eligibility Work	sheet included in present survey?	Is this Property an identifiable farm or former farm?
Location Map:	0 1102/40 1102/41 1102/16 1102/41 1102.01/3 1102/18 1102/40 1102.01/3 1102/19 1102/40 Feet Survey Properties 2020 Parcels Roads Feet	102.01133 K
BIBLIOGRAPHY: Author:	Title:	Year: HPO Accession #: (if applicable)
Township of Montcla		2019
Additional Informati 0713_1102_42 More Research New	ion:	
INTENSIVE-LEVEL Attachments Ind	cluded: 0 Building 0 Structure 0 Object	0 Bridge 0 Landscape 0 Industry
	t? ✓ ame: Estate Area Historic District atus: Non-Contributing	
	cheological Site/Deposits?	
Conversion Problem		

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1772643185	
Organization:	E2 Project Management			

DDADEDTV DEDADT

PROPER	TY REPORT			Property ID:	-1479981690
Property Name:	39 WAYSIDE PLACE			Owners	hip: Private
Address:	39 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOC	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	41

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 39 Wayside Place was constructed ca. 1970 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay Minimal Traditional house incorporates a center hall form and faces east onto Wayside Place. The house is covered by a side gable roof. The roof system is covered with an asphalt shingle roof and broken by an exterior brick chimney centered in the north gable.

Exterior elevations are clad in randomly laid cast stone. Window openings consist primarily of 6/6 double-hung vinyl sash; fixed panes are also evident. The house rests upon a parged concrete block foundation. Centered on the front elevation; the main entrance is the house's character-defining feature. Paired rectangular piers resting upon cast stone bases rise to a full entablature supporting a flat roof; a balustrade with recessed rectangular posts, rectangular balusters, and molded rail encircles the porch roofline. The single leaf paneled entrance door is framed by sidelights.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name: Estate Potential Historic Resource Area Surveyor: Joseph Schuchman Organization: E2 Project Management

(Primary Contact)

Property ID: -1479981690 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

 Eligibility Worksheet included in present survey?
 Is this Property an identifiable farm or former farm?

Site Map:

Location Map: Address: 39 WAYSIDE PLACE Survey ID: -1479981690 Eagle-Rock 1102/47 1102/13 1102/14 1102/44 Way 1102.01/35 00 1102/43 1102/15 1102/9 1102.01/36 1102/42 1102/16 ã 1102/12 1102/11 Sucus. 11 41 1102.01/3 1102/18 1102/40 Stonebridge Ro: HOAL TO SUTTRE nd Rd 1102.01/21 540 0 270 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:			Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data			2019		
Additional Information:						
0713_1102_41						
More Research Needed	(checked=Yes)					
INTENSIVE-LEVEL USE	ONLY:					
Attachments Includ	ed: 0 Building	0	Bridge			
	0 Structure	0	Landscape			
	0 Object	0	Industry			
Historic District ?	\checkmark					
District Name	Estate Area Historic District					
Status	Non-Contributing					
	logical Site/Deposits? In tial sites. If Yes, please describe briefly)					
Conversion Problem?	ConversionNote: 422186					
Date form completed:	6/25/2020					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1479981690	
Organization:	E2 Project Management			

DDODEDTV DEDODT

PROPER	TY REPORT			Property ID: -851237595
Property Name:	40 WAYSIDE PLACE			Ownership: Private
Address:	40 WAYSIDE PLACE PL		Apartment #:	ZIP: 07042
PROPERTY LOCA	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 36

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 40 Wayside Place was constructed ca. 1933 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 5 bay Georgian Revival house incorporates a center hall plan and faces west onto Wayside Place. The house is covered by a side gable roof. The roof system is covered with textural slate and broken by interior brick chimneys centered in side elevation gables and, on the rear elevation, a roofline shed dormer and 2 gable roofed ells.

Exterior elevations are clad in Flemish bond brick. Window openings consist of 8/8, and 8/12 vinyl double hung sash. The house rests upon a brick foundation. A 2-story semi-circular entrance portico is centered on the front elevation and is the house's character-defining feature. The recessed single-leaf paneled entrance door is set beneath a multi-light transom and is framed by rectangular side panels. A molded architrave, dentil frieze, and modillion block cornice carries across the street elevation incorporating the similarly designed portico cornice.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

(Primary Contact)

Property ID: -851237595

Page 1

	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility: sheet included in present survey?	SHPO Opinion: Local Designation: Other Designation: Other Designation Date: Is this Property an identifiable farm or former farm?
Location Map:	Address: 40 WAYSIDE PLACE Survey ID: -851237595 1102/46 1102/47 Eagle Rock-Way 1102/44 1102/47 1102/44 1102/01/33 1102/15 1102/42 1102/16 1102/01/32 1102/16 1102/01/32 1102/16 1102/01/32 1102/16 1102/01/32 1102/17 1102.01/32 1102/16 1102.01/32 1102/20 1102.01/29 0 270 540 Survey Properties 2020 Parcels Roads Municipalities	Site Map:
BIBLIOGRAPHY: Author:	Title:	Year: HPO Accession #: (if applicable)
Township of Montcla		2019
Additional Information 0713_1102.01_36	on:	
More Research Ne	eded? (checked=Yes)	
INTENSIVE-LEVEL Attachments Inc	cluded: 0 Building 0 Structure	0 Bridge 0 Landscape
	ame: Estate Area Historic District atus: Contributing	0 Industry
	theological Site/Deposits?	

Conversion Problem? ConversionNote:

6/25/2020

Date form completed:

 Survey Name:
 Estate Potential Historic Resource Area
 Property ID:
 Page 2

 Surveyor:
 Joseph Schuchman
 (Primary Contact)
 -851237595

 Organization:
 E2 Project Management

422200

DRODERTV REDORT

PROPER	TY REPORT			Property ID:	-497349703	
Property Name:	43 WAYSIDE PLACE			Owners	hip: Private	
Address:	43 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC	ATION(S):					
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	40	

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story building at 43 Wayside Place is a 2-bay contemporary dwelling with an open plan primarily clad with coursed ashlar and stucco and capped with an asphalt shingled side-gable roof. The foundation is not visible from the street. Stacked dormers capped with asphalt shingles break the field of the roof at the north side of the front elevation. Fenestration consists primarily of one/one double hung, casement, and fixed pane windows. The main entry consists of a single leaf panel door with sidelights. Constructed circa 1973, the building is located within the current boundaries of the proposed Estate Area Historic District and faces east onto Wayside Place.

Landscaping within this lot takes advantage of the natural topography. Manicured lawns and thoughtfully-arranged planting beds line the drive, walkways, and foundation.

Constructed circa 1973, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

(Primary Contact)

Property ID: -497349703

Page 1

-497349703

 Registration
and Status
 National Historic Landmark?:
 Image: Shpo Opinion:

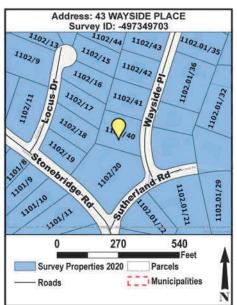
 Dates:
 National Register:
 Shpo Opinion:

 Determination of Eligibility:
 Other Designation:

 Certification of Eligibility:
 Other Designation Date:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel D	ata			2019		
Additional Information: 0713_1102_40							
More Research Needed	? (checked	l=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Include	d: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark						
District Name:	Estate Area Histo	ric District					
Status:	Non-Contributing						
Associated Archeol (known or potent		ts?					

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-497349703	
Organization:	E2 Project Management			

Is this Property an identifiable farm or former farm?

Site Map:

PROPERTY REPORT

Property Name:	46 WAYSIDE PLACE			Ownership: Private
Address:	46 WAYSIDE PLACE PL		Apartment #:	ZIP: 07042
PROPERTY LOC	ATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 38

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2-story single-family dwelling at 46 Wayside Place is a 3-bay, neoclassical with a center hall plan. The house is primarily clad with common bond brick and capped with an asphalt shingled hipped roof. A gable-front projecting bay occupies the center of the front elevation accented with a Palladian window and an inset front entry. The foundation is not visible from the street, but due to the recent date of construction is likely poured concrete or concrete block. Fenestration consists primarily of casement and fixed pane windows while the main entry consists of an inset double leaf door. Constructed circa 1990, the residence is located within the current boundaries of the proposed Estate Area Historic District. The building faces west onto Wayside Place.

The lot is heavily wooded with deciduous and evergreen trees and shrubs.

Constructed circa 1990, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

(Primary Contact)

Property ID: -1200831102 Page 1

-1200831102

Property ID:

 Registration and Status Dates:
 National Historic Landmark?:
 SHPO Opinion:

 National Register:
 SHPO Opinion:

 New Jersey Register:
 Local Designation:

 Determination of Eligibility:
 Other Designation Date:

 Certification of Eligibility:
 Other Designation Date:

Address: 46 WAYSIDE PLACE

Eligibility Worksheet included in present survey?

Location Map:

Other Designation: Other Designation Date:

Site Map:

	Survey Propert 1102/44 1102/ 1102/15 1102/42 1102/15 1102/42 1102/15 1102/42 1102/15 1102/40 50,000 Survey Propert Roads	1102.01/ 270	1102.01/35 1102.01/32 1102.01/32 1102.01/32	03					
BIBLIOGRAPHY: Author:	Title:						Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Par	cel Data					2019		
Additional Information 0713_1102.01_38 More Research Nee		cked=Ye	es)						
Associated Arcl	luded: ? ✔	0 Ot Historic I uting posits?	ucture oject District	(0	Bridge Landscape Industry			
Conversion Problem? Date form completed		ersionNo	te: 422201						

-1889812554 PROPERTY REPORT Property ID: Ownership: Private Property Name: 52 Wayside Place 52 WAYSIDE PLACE PL **ZIP:** 07042 Address: Apartment #: **PROPERTY LOCATION(S): USGS Quad:** County: Municipality: Local Place Name: Block: Lot: ESSEX Montclair township Orange 1102.0 39

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

This single-family dwelling at 52 Wayside Place was constructed ca.1930 and is located within the proposed boundary of the Estate Area Historic District. The finely detailed 2 story 4 bay Spanish Colonial Revival house incorporates a center hall plan and faces west onto Wayside Place. The house is covered by a Spanish tiled hip roof. A stucco-faced chimney covered by a tiled gable roof breaks through the roofline.

Exterior elevations are clad in finely finished stucco. Window openings display casement windows. The house rests upon a brick foundation. Centered on the street elevation, the double leaf paneled main entrance doors are set within a Roman arch opening and are framed by rope-like molding and incised carving. Foliated brackets support a blind balcony centered above the entrance. An arcaded wraparound porch supported by rope-like columns carries across the dwelling's south-west corners and is the house's character-defining feature.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

 Survey Name:
 Estate Potential Historic Resource Area

 Surveyor:
 Joseph Schuchman

 Organization:
 E2 Project Management

(Primary Contact)

Property ID: -1889812554 Page 1

 Registration
 National Historic Landmark?:

 and Status
 National Register:

 Dates:
 New Jersey Register:

 0/29/1986
 Determination of Eligibility:

 Certification of Eligibility:
 Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

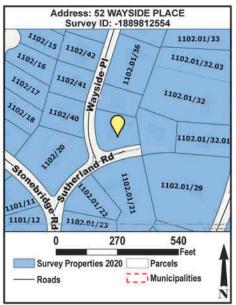
Eligibility Worksheet included in present survey?

Organization: E2 Project Management

☐ Is this Property an identifiable farm or former farm?

Site Map:

Location Map:



BIBLIOGRAPHY:

Author:	Title:		Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resources of Montclair Multiple R	esource Area	1986		
Township of Montclair	GIS Tax Parcel Data		2019		
Additional Information: 0713_1102.01_39 SURVEY: ESS GB 93 v4					
More Research Neede	d? (checked=Yes)				
INTENSIVE-LEVEL USE	E ONLY:				
Attachments Inclue	ded: 1 Building 0 Structure 0 Object	0 Bridge 0 Landscap 0 Industry	e		
Historic District ?	\checkmark	5			
District Name	Estate Area Historic District				
Status	: Key Contributing				
	ological Site/Deposits?				
Conversion Problem?	ConversionNote: 1916				
Date form completed:	6/25/2020				
Survey Name:	Estate Potential Historic Resource Area			Property ID:	Page
Surveyor:	Joseph Schuchman	(Prima	ary Contac	t) -1889812554	

BUILDING ATTACHMENT

Property ID:	-1889812554
Element ID:	-493806738

Common Name:	52 Wayside Plac	ce	
Historic Name:	52 Wayside Pla	ce	
Present Use:	Residential, per	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1930	Source: Borou	ugh of Montclair Tax Records; NJHPO Individual Survey Form
Constructio Start Da		Construction End Date:	1930
Style:	Spanish Colonia	l Revival	Vernacular Style?
Form:	Center Hall		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Tile, Spanish	Stories: 2
Exterior Fi	nish Materials:	Stucco	Bays: 4

Exterior Description:

This single-family dwelling at 52 Wayside Place was constructed ca.1930 and is located within the proposed boundary of the Estate Area Historic District. The finely detailed 2 story 4 bay Spanish Colonial Revival house incorporates a center hall plan and faces west onto Wayside Place. The house is covered by a Spanish tiled hip roof. A stucco-faced chimney covered by a tiled gable roof breaks through the roofline.

Exterior elevations are clad in finely finished stucco. Window openings display casement windows. The house rests upon a brick foundation. Centered on the street elevation, the double leaf paneled main entrance doors are set within a Roman arch opening and are framed by rope-like molding and incised carving. Foliated brackets support a blind balcony centered above the entrance. An arcaded wrap-around porch supported by rope-like columns carries across the dwelling's south-west corners and is the house's character-defining feature.

This property was previously surveyed in 1981 and was listed in the New Jersey Register of Historic Places in September, 1986. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/28/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	-1889812554	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

Property ID -1889

-1889812554

History:

Constructed in 1930.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"Vernacular in character, the early structures of neighboring towns apparently did not have much impact on Montclair tastes. The Queen Anne and Colonial Revival styles became popular at the end of the 19th century, which were well suited and often used for mansions and larger homes [in Montclair]. The preference for English traditions is apparent from the large number of houses and cottages built [in those styles] after the turn of the century in Montclair. English manor houses and Cotswold cottages continued to be built in the township until the middle of the 1930s. Other revival styles, such as Colonial Revival, were also very popular."

Е	igibility for New Jersey and Natio	nal Registers:	•Yes ON	lo National Register	Criteria:		\checkmark	
					Α	В	С	D
	Level of Significance:	✓ Local	✓ State	National				

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Spanish Colonial Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102.01 Lot 39

Date Form Completed: 5/18/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 4
Surveyor:	Joseph Schuchman	(Primary Contact)	-1889812554	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	FY REPORT			Property ID:	2064745435
Property Name:	54 WAYSIDE PLACE			Owners	hip: Private
Address:	54 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042
PROPERTY LOCA	ATION(S):				
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	32.02

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The 2.5-story, 3-bay dwelling at 54 Wayside Place is colonial revival in style and center hall in plan. Exterior elevations are primarily clad with common bond brick and capped with a side-gabled asphalt shingle roof. Gable-front dormers project from the front roof plane clad in clapboard siding and capped with asphalt shingles. Facing south onto Wayside Place, the building's foundation is not visible from the street. Fenestration consists primarily of 6/9 and 6/6 double hung sash windows flanked by louvered wood shutters. The main entry consists of a single leaf paneled door flanked by sidelights.

The lot is heavily wooded with deciduous and evergreen trees and shrubs which screen it from public view.

Constructed circa 2000, this property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. As the building's construction date postdates the period of significance identified for the Estate Area Historic District, E2 Project Management recommends this building would be considered a non-contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance-a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Registration and Status Dates:	National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility:	SHPO Opinion: Local Designation: Other Designation:		
Survey Name:	Estate Potential Historic Resource Area	Property ID:	Page 1	
Surveyor:	Joseph Schuchman	(Primary Contact) 2064745435		
Organization:	E2 Project Management			

Certification of Eligibility:

Eligibility Worksheet included in present survey?

Other Designation Date:

Site Map:

☐ Is this Property an identifiable farm or former farm?

Location Map:

Address: 54 WAYSIDE PLACE Survey ID: 2064745435 1102.01/33 1102.01/36 1102/42 1102.01/32.03 ā 2001/20 Vside 1102/41 1102.01/32 lebridge-Rd-2 2001/19 1102/40 1102.01/32.01 1102/20 iland Rdú, sher 1102.01/21 1905/3 - H101,01124 1102.01/29 1905/2 1102.01/23 0 270 540 Feet Survey Properties 2020 Parcels L _ _ Municipalities Roads N

BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel [Data			2019		
Additional Information: 0713_1102.01_32.02							
More Research Needed	d? (checke	d=Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0	Building	0	Bridge			
	0	Structure	0	Landscape			
	0	Object	0	Industry			
Historic District ?	\checkmark	-		-			
District Name	: Estate Area Histo	oric District					
Status	Non-Contributing						
Associated Archec (known or poter		its?					
Conversion Problem?	Conversio	nNote: 422202					

Date form completed: 6/25/2020

Survey Name:Estate Potential Historic Resource AreaSurveyor:Joseph SchuchmanOrganization:E2 Project Management

(Primary Contact)

Property ID: 2064745435

Page 2

PROPERTY REPORT

FROFLE				
Property Name	56 WAYSIDE PLACE			Ownership: Private
Address:	56 WAYSIDE PLACE PL		Apartment #:	ZIP: 07042
PROPERTY LO	CATION(S):			
County:	Municipality:	Local Place Name:	USGS Quad:	Block: Lot:
ESSEX	Montclair township		Orange	1102.0 21

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-1391037815

Property ID:

Description:

This single-family dwelling at 56 Wayside Place was constructed ca. 1937 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 3 bay combines a Georgian Revival style and center hall form and faces northwest onto Wayside Place. The house is covered by a side gable roof. 2 story gable roof ells emerge from each side elevation. Set perpendicular to the dwelling, a 2 story gable roofed ell extends southward and is distinguished by a bell cast roofed cupola which is centered on the roofline ridge. The roof system is covered with slate and broken most prominently by a modillion block pediment, the house's character-defining feature. Interior brick chimneys are centered in the gable ends while gable fronted dormers on the rear elevation also break through the main block's roofline.

Exterior elevations are symmetrically arranged and are clad in Flemish bond brick. Window openings are set beneath flat relieving arches. The house rests upon a brick foundation. A belt course caries across the front elevation. 8/8 double hung vinyl sash are the primary window light; 8/12 double hung vinyl sash flank the main entrance which is centered on the façade. The recessed paneled entrance door is framed by side panels and set within a molded surround. Tuscan columns support a molded frieze and denticulated cornice above which is displayed an oversized broken segmental arched tympanum.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 1
Surveyor:	Joseph Schuchman	(Primary Contact)	-1391037815	
Organization:	E2 Project Management			

Desistration	National Historic Landmark?:	
Registration and Status		SUDO Oninion
Dates:	National Register:	SHPO Opinion:
	New Jersey Register:	Local Designation:
	Determination of Eligibility:	Other Designation:
	Certification of Eligibility:	Other Designation Date:
Eligibility Wor	ksheet included in present survey?	Is this Property an identifiable farm or former farm?
Location Map:	Address: 56 WAYSIDE PLACE	Site Map:
	1102.01/32 1102.01/32 1102.01/32 1102.01/32 1102.01/32 1102.01/32.01 1102.01/32 1102.01/32.01 1102.01/32 1102.01/32.01 1102.01/32 1102.01/32.01 1102.01/29 0 1102.01/29 0 0 270 540 Feet Survey Properties 2020 Parcels Roads 100.01/29	
BIBLIOGRAPHY: Author:	Title:	Year: HPO Accession #: (if applicable)
Township of Montcla		2019
		2010
Additional Informat	tion:	
More Research Ne	eded? (checked=Yes)	
INTENSIVE-LEVEL Attachments In	cluded: 0 Building 0 Structure	0 Bridge 0 Landscape
Historic Distri	0 Object	0 Industry
District N	ame: Estate Area Historic District	
St	atus: Contributing	
	cheological Site/Deposits?	

Conversion Problem?

ConversionNote: 422196

Date form completed: 6/25/2020

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	-1391037815	
Organization:	E2 Project Management			

PROPERTY REPORT

FROFLR				r topolity ib:		
Property Name:	61 WAYSIDE PLACE			Owners	ship: Private	
Address:	61 WAYSIDE PLACE PL		Apartment #:		ZIP: 07042	
PROPERTY LOC County:	ATION(S): Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:	
ESSEX	Montclair township		Orange	1102	20	_

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

-934181480

1

Property ID.

Description:

Occupying a 1.5 acre property at the intersection of Wayside Place and Stonebridge Road, this single-family dwelling at 61 Wayside Place was constructed ca. 1930 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house displays a hall and parlor form and faces southeast onto Wayside Place. The house is covered by a side gable with a pronounced overhang and flush gable ends. The roof system is covered with multi-hued slate and is broken by a stone accented brick chimney centered in the south gable, a gabled dormer on the front elevation, and most prominently by a 2 story hip on gable port-cochere, which shelters the paneled main entrance door.

Exterior elevations are clad in running bond brick, stucco; and decoratively arranged half-timbering; the first-story of the port-cochere is faced in coursed fieldstone. Window openings consist primarily of diamond pane casement windows and fixed panes. The house rests upon a brick foundation. The treatment of exterior wall surfaces is the house's character-defining feature.

Coursed ashlar posts delineate the access points to the gently curved asphalt driveway.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Setting:

Likely platted by Dorman T. Warren and Judah Crosby through their lands, Wayside Place grew in several distinct phases. Up until 1900, the street provided limited access to building lots within Warren & Crosby's property. However, during the 1920s, like other streets in the Estate Area Historic District, it expanded to Eagle Rock Way, capitalizing on the housing boom. The final phase of development south of Eagle Rock Way occurred in the second-half of the twentieth century. Despite its tripartite evolution, the homes along Wayside Place maintain consistency in landscape, massing, and lot size with the remainder of the Estate Area. Stone curbs, sidewalks, and broad lawns give way to thoughtfully-placed planting beds which line drives, walkways, and foundations. Indeed, above all others within the district, this one street showcases the essence of the Estate Area's significance—a consistent and seemingly-planned neighborhood which grew organically rather than by pre-determined design.

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	-934181480	
Organization:	E2 Project Management			

 Registration
 National Historic Landmark?:

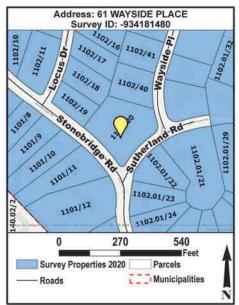
 and Status
 National Register:

 Dates:
 New Jersey Register:

 Determination of Eligibility:
 Certification of Eligibility:

Eligibility Worksheet included in present survey?

Location Map:



BIBLIOGRAPHY:

Author:	Title:				Year:	HPO Accession #:	(if applicable)
Price, Eleanor	Historic Resource	es of Montclair Multiple R	esour	ce Area	1986		
Township of Montclair	GIS Tax Parcel D	GIS Tax Parcel Data		2019			
Additional Information	:						
More Research Neede	d? (checked	=Yes)					
INTENSIVE-LEVEL USI	E ONLY:						
	0 0 ✔ e: Estate Area Histo	ts?	0 0	Bridge Landscape Industry			
Conversion Problem? Date form completed:	Conversion	nNote: 422184					
Survey Name:	Estate Potential Histo	oric Resource Area				Property ID:	Page 2
Surveyor:	Joseph Schuchman			(Primar	y Contact)	-934181480	
Organization:	E2 Project Managem	ent					

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

☐ Is this Property an identifiable farm or former farm?

Site Map:

BUILDING ATTACHMENT

Property ID:	-934181480
Element ID:	1621275442

Common Name:	61 Wayside		
Historic Name:	61 Wayside		
Present Use:	Residential, perr	manent	
Historic Use:	Residential, per	manent	
ConstructionDa	te: 1930	Source: Borou	igh of Montclair Tax Records
Constructio Start Da		Construction End Date:	1930
Style:	Tudor Revival		Vernacular Style?
Form:	Other		Physical Condition: Excellent
Туре:	Other		Remaining Historic Fabric: High
Roof Fi	nish Materials:	Slate	Stories: 2.5
Exterior Fi	nish Materials:	Stucco	Bays: 4

Exterior Description:

Occupying a 1.5 acre property at the intersection of Wayside Place and Stonebridge Road, this single-family dwelling at 61 Wayside Place was constructed ca. 1930 and is located within the proposed boundary of the Estate Area Historic District. The 2.5 story 4 bay Tudor Revival house displays a hall and parlor form and faces southeast onto Wayside Place. The house is covered by a side gable with a pronounced overhang and flush gable ends. The roof system is covered with multi-hued slate and is broken by a stone accented brick chimney centered in the south gable, a gabled dormer on the front elevation, and most prominently by a 2 story hip on gable port-cochere, which shelters the paneled main entrance door.

Exterior elevations are clad in running bond brick, stucco; and decoratively arranged half-timbering; the first-story of the port-cochere is faced in coursed fieldstone. Window openings consist primarily of diamond pane casement windows and fixed panes. The house rests upon a brick foundation. The treatment of exterior wall surfaces is the house's character-defining feature.

Coursed ashlar posts delineate the access points to the gently curved asphalt driveway.

This property has not been previously surveyed. The building is in excellent condition with a high degree of integrity of design and materials. E2 Project Management recommends this building would be considered a key contributing resource within the proposed Estate Area Historic District.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 5/17/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 3
Surveyor:	Joseph Schuchman	(Primary Contact)	-934181480	
Organization:	E2 Project Management			

ELIGIBILITY WORKSHEET - Properties

Property ID -9

-934181480

4

History:

Designed by Architectural firm Van Vleck & Goldsmith and constructed in 1909.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

2

"The architects who lived and worked in Montclair had a considerable influence on the residential development of the town. This group of men produced a large collection of well-designed houses which were frequently published in the professional journals of the day. These architects worked in a variety of styles. Some like Frank Wallis, a nationally known authority on the Colonial Revival, confined their endeavors to a particular mode. Others drew from a variety of popular influences, producing styles that were eclectic and different. Two of these men, Dudley van Antwerp and A.F. Norris, deserve special attention. Both were noted for their prolific output; both had a preference for the Craftsman and Tudor Revival styles."

Eligibility for New Jersey and National Registers:	●Yes ○No	National Register Criteria:	\checkmark	\checkmark	
		A	В	С	D
Level of Significance: 🖌 Local	✓ State	National			

Justification of Eligibility/Ineligibility:

Property is eligible for listing in the National Register of Historic Places under Criterion C as a fine example of the Tudor Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments:

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102 Lot 20

Date Form Completed: 5/17/2021

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page
Surveyor:	Joseph Schuchman	(Primary Contact)	-934181480	
Organization:	E2 Project Management			

DRODERTV REDORT

PROPER	Property ID:	172618808					
Property Name:	26 WILFRED STREET			Owners	hip: Private		
Address:	26 WILFRED STREET ST		Apartment #:		ZIP: 07042		
PROPERTY LOCATION(S):							
County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:		
ESSEX	Montclair township		Orange	1101	19.04		

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description: NOT SURVEYED

Setting:

Registration and Status Dates:

National Historic Landmark?: National Register: New Jersey Register: Determination of Eligibility: Certification of Eligibility:

SHPO Opinion: Local Designation: Other Designation: Other Designation Date:

Eligibility Worksheet included in present survey?

☐ Is this Property an identifiable farm or former farm?

Property ID: 172618808 Page 1

Address: 26 WILFRED STREET Survey ID: 172618808 Howe-Ave 1101/16 1101/17 101/19.01 120119.02 140.02/2 Warman-St-140.011 Virginia Ave Wilfred-St-1901/9 Kirk-St. 270 540 0 Feet Survey Properties 2020 Parcels L _ Municipalities Roads N

BIBLIOGRAPHY:							
Author:	Title:				Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	а			2019		
Additional Information: 0713_1101_19.04							
More Research Needeo	? (checked=)	Yes)					
INTENSIVE-LEVEL USE	ONLY:						
Attachments Includ	ed: 0 E	Building	0	Bridge			
	0 S	Structure	0	Landscape			
Historic District ?	0 0	Dbject	0	Industry			
District Name	Estate Area Historic	c District					
Status: Non-Contributing							
	logical Site/Deposits tial sites. If Yes, please						
Conversion Problem?	ConversionN	lote: 422115					
Date form completed.	0/20/2020						

Survey Name:	Estate Potential Historic Resource Area		Property ID:	Page 2
Surveyor:	Joseph Schuchman	(Primary Contact)	172618808	
Organization:	E2 Project Management			

Site Map: