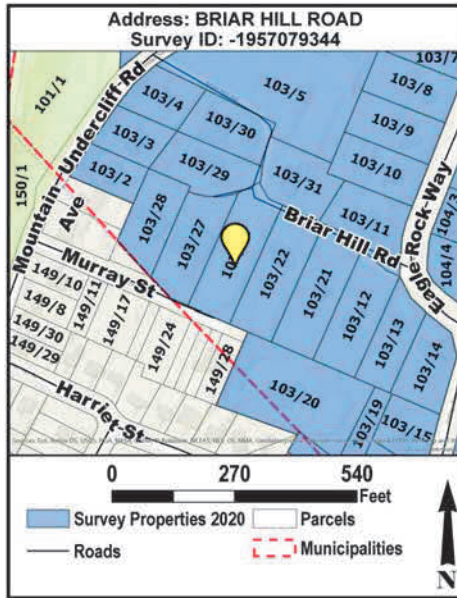


Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_103_26

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422139

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1957079344

PROPERTY REPORT

Property ID: **-586180438**

Property Name: 1 BRIAR HILL ROAD
Address: 1 BRIAR HILL ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

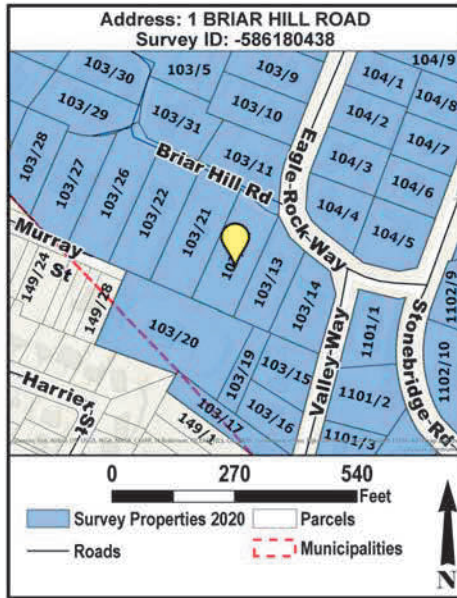
-586180438

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422129

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-586180438

PROPERTY REPORT

Property ID: **435548242**

Property Name: 3 BRIAR HILL ROAD **Ownership:** Private
Address: 3 BRIAR HILL ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

435548242

Page 1

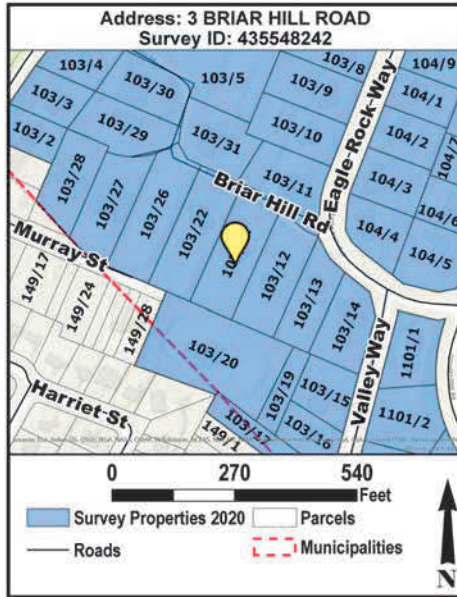
(Primary Contact)

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_103_21

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422137

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

435548242

PROPERTY REPORT

Property ID: **-2136675733**

Property Name: 5 BRIAR HILL ROAD
Address: 5 BRIAR HILL ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-2136675733

Page 1

(Primary Contact)

Certification of Eligibility:

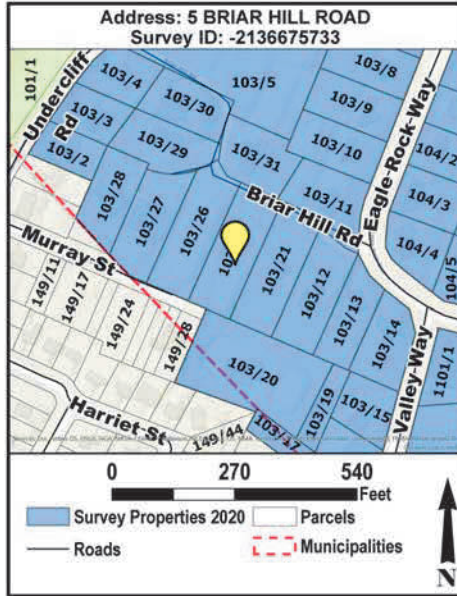
Other Designation Date:

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_103_22

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: 422138

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2136675733

PROPERTY REPORT

Property ID: **-1330146600**

Property Name: 6 BRIAR HILL ROAD
Address: 6 BRIAR HILL ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 multi-paned 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1330146600

Page 1

(Primary Contact)

Certification of Eligibility:

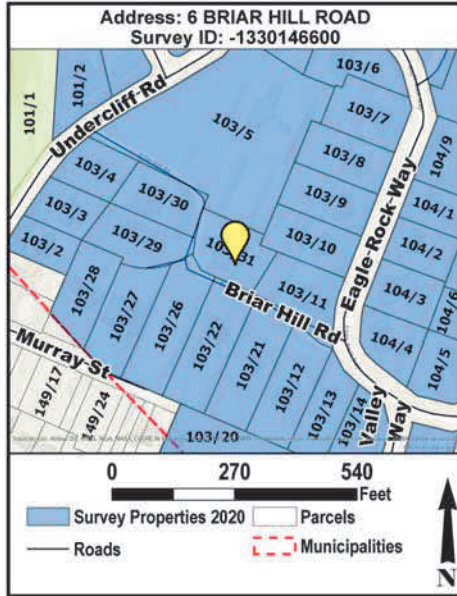
Other Designation Date:

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_103_31

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422144

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1330146600

PROPERTY REPORT

Property ID: **1723015825**

Property Name: 7 BRIAR HILL ROAD **Ownership:** Private
Address: 7 BRIAR HILL ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1723015825

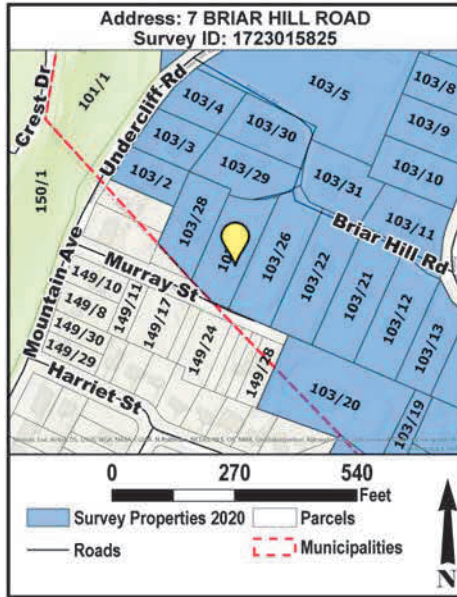
Page 1

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_103_27

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422140

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1723015825

PROPERTY REPORT

Property ID: 1593101341

Property Name: 9 BRIAR HILL ROAD **Ownership:** Private
Address: 9 BRIAR HILL ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 oversized 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1593101341

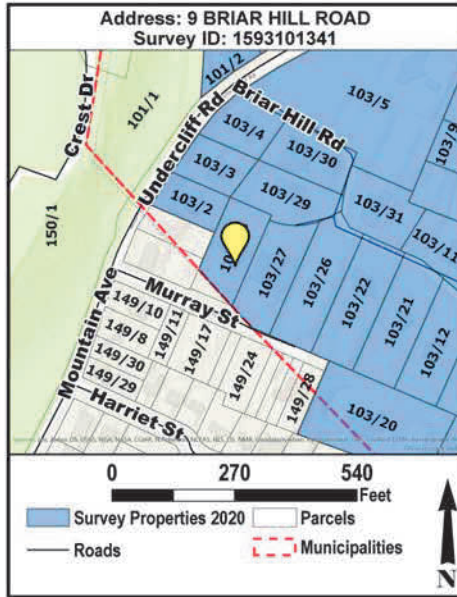
Page 1

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_103_28

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422141

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1593101341

PROPERTY REPORT

Property ID: **-693506278**

Property Name: 11 BRIAR HILL ROAD
Address: 11 BRIAR HILL ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-693506278

Page 1

Certification of Eligibility:

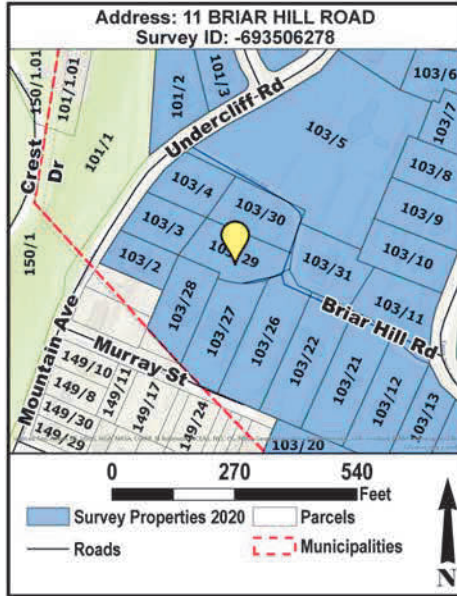
Other Designation Date:

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_103_29

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422142

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-693506278

PROPERTY REPORT

Property ID: **758145939**

Property Name: 13 BRIAR HILL ROAD
Address: 13 BRIAR HILL ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

Property ID:

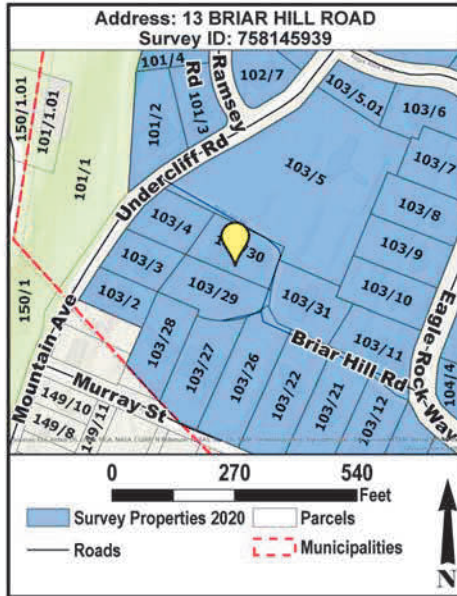
758145939

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422143

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

758145939

Page 2

PROPERTY REPORT

Property ID: 1929570833

Property Name: 85 CLINTON AVENUE
Address: 85 CLINTON AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1205	1

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 covered 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

Page 1

Registration and Status Dates:

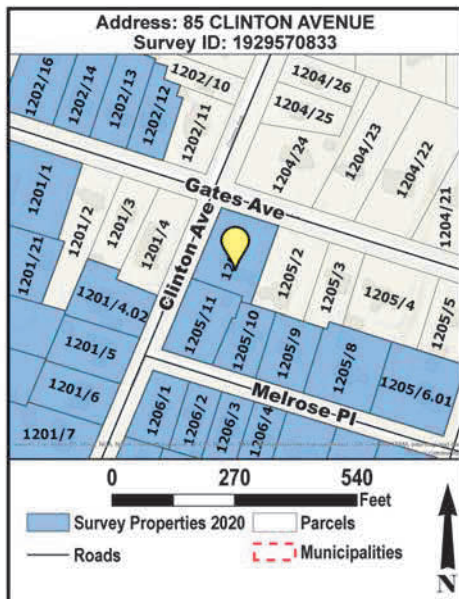
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1205_1

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422317

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1929570833

Page 2

BUILDING ATTACHMENT

Common Name: 85 Clinton Avenue

Historic Name: 85 Clinton Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1927 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1927 **Construction End Date:** 1927

Style: Tudor Revival Vernacular Style?

Form: Double Pile

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

Bays: 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 covered 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

(Primary Contact)

Property ID:

1929570833

Page 3

ELIGIBILITY WORKSHEET - Properties

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1929570833

Page 4

PROPERTY REPORT

Property ID: **1177658207**

Property Name: 88 CLINTON AVENUE
Address: 88 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

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.

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1177658207

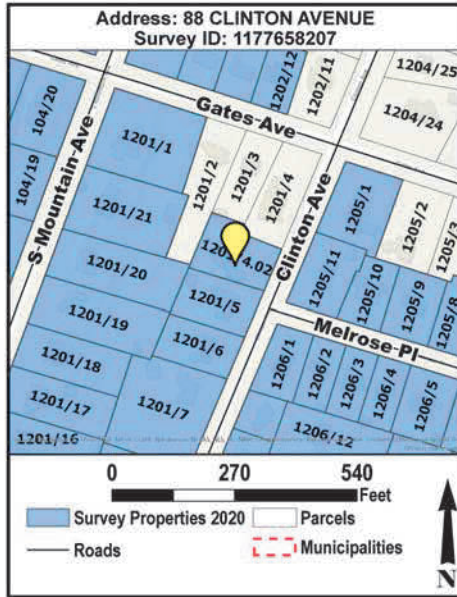
Page 1

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_4.02

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422327

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1177658207

PROPERTY REPORT

Property ID: **-1885706963**

Property Name: 89 CLINTON AVENUE
Address: 89 CLINTON AVENUE AVE

Ownership: Private
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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1885706963

Page 1

(Primary Contact)

way to open manicured lawns.

Registration and Status Dates:

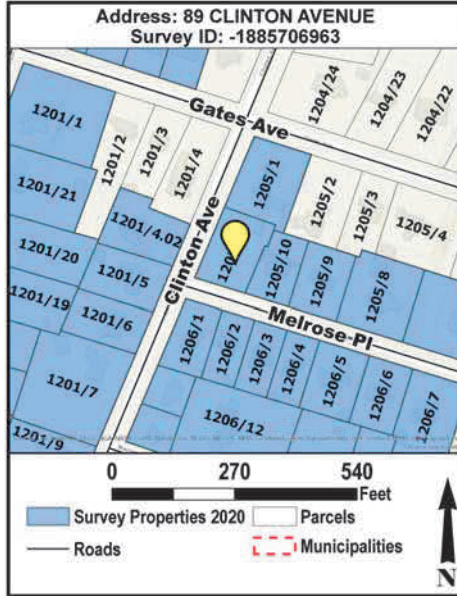
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

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
 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: 422321

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1885706963

PROPERTY REPORT

Property ID: -706616541

Property Name: 98 CLINTON AVENUE
Address: 98 CLINTON AVENUE AVE

Ownership: Private
ZIP: 07042

Apartment #:

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 double-hung, 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 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)

-706616541

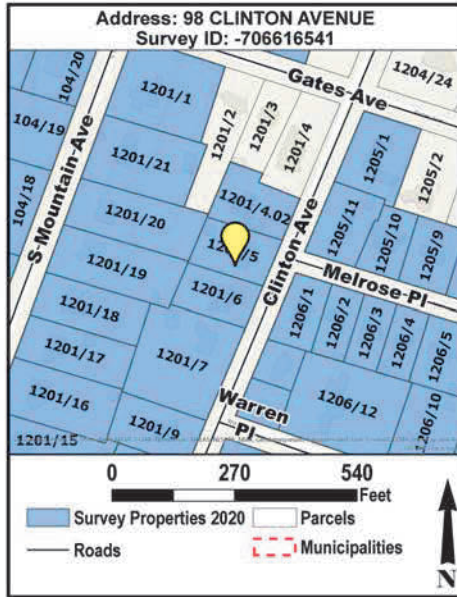
Organization: E2 Project Management

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_5

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: 422323

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-706616541

PROPERTY REPORT

Property ID: -725860561

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:	Lot:
ESSEX	Montclair township		Orange	1206	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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 façade 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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

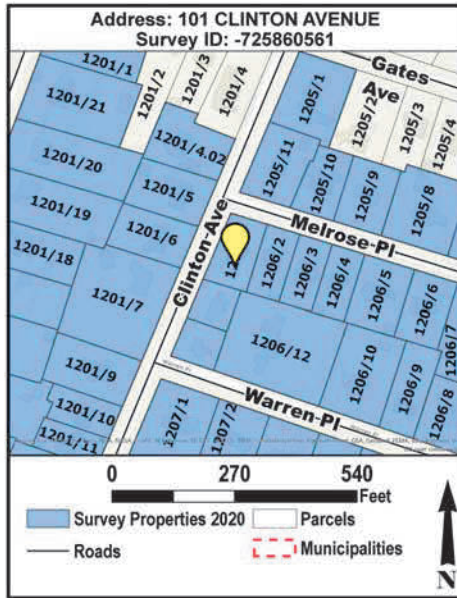
(Primary Contact)

Property ID:

-725860561

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1206_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422246

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-725860561

PROPERTY REPORT

Property ID: 1669225827

Property Name: 102 CLINTON AVENUE
Address: 102 CLINTON AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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:

1669225827

Page 1

Registration and Status Dates:

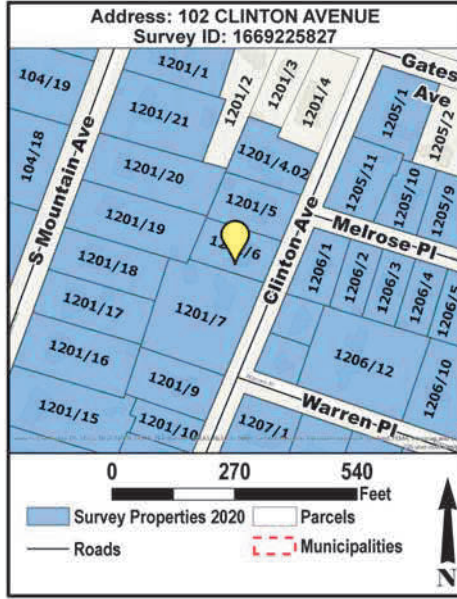
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_6

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: 422258

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1669225827

PROPERTY REPORT

Property ID: **-1361224600**

Property Name: 104 CLINTON AVENUE
Address: 104 CLINTON AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 multi-hued 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

Organization: E2 Project Management

Property ID:

-1361224600

Page 1

(Primary Contact)

Registration and Status Dates:

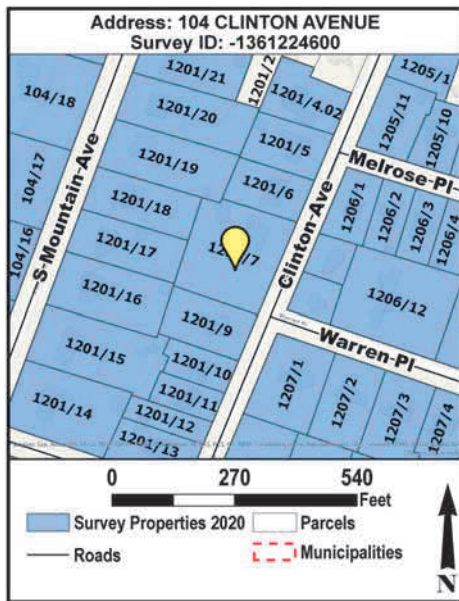
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_7

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: 422259

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1361224600

PROPERTY REPORT

Property ID: **925188650**

Property Name: 105 CLINTON AVENUE
Address: 105 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

925188650

Page 1

Registration and Status Dates:

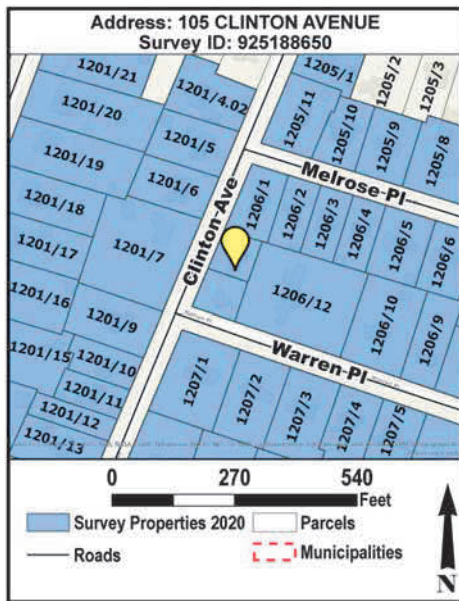
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_14

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: 422257

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

925188650

PROPERTY REPORT

Property ID: **-533600915**

Property Name: 107 CLINTON AVENUE
Address: 107 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-533600915

Page 1

Certification of Eligibility:

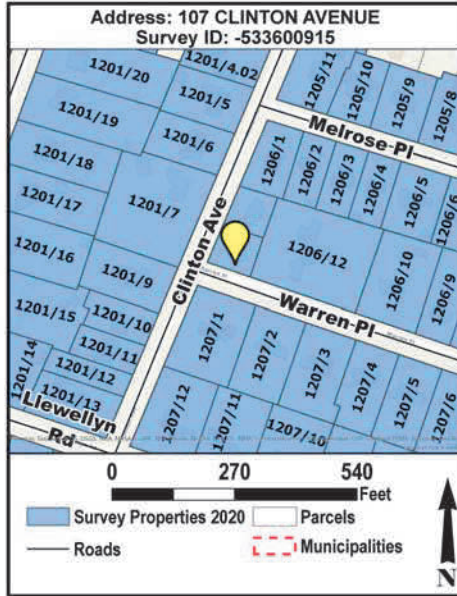
Other Designation Date:

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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_13

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: 422256

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-533600915

PROPERTY REPORT

Property ID: **-1343312311**

Property Name: 110 CLINTON AVENUE
Address: 110 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:

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 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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1343312311

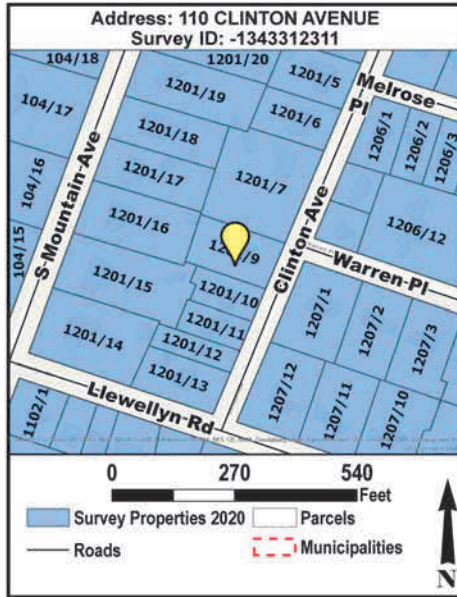
Page 1

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_9

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422260

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1343312311

PROPERTY REPORT

Property ID: 1120549078

Property Name: 120 CLINTON AVENUE
Address: 120 CLINTON AVENUE AVE

Ownership: Private
ZIP: 07042

Apartment #:

PROPERTY LOCATION(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 Colonial. 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

Property ID:

1120549078

Page 1

(Primary Contact)

Registration and Status Dates:

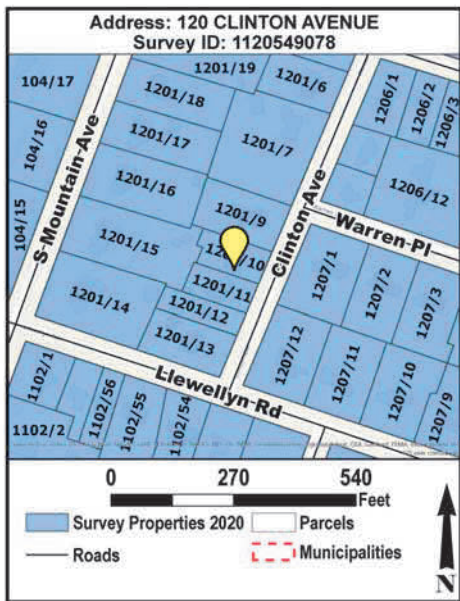
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_10

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: 422261

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1120549078

PROPERTY REPORT

Property ID: -199474785

Property Name: 122 CLINTON AVENUE
Address: 122 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 façade 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 Dates:

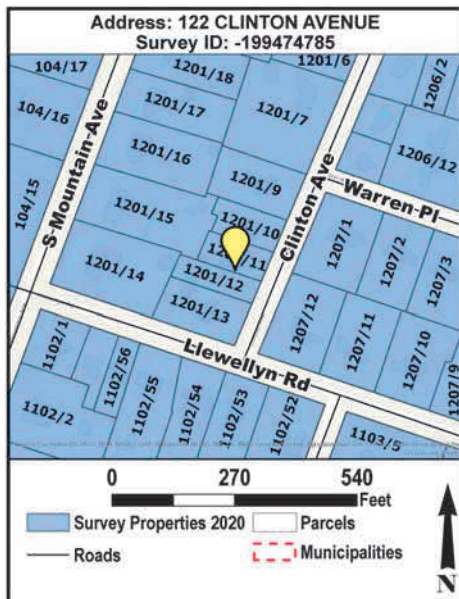
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_11

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: 422262

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID: **-199474785**

PROPERTY REPORT

Property ID: -659791116

Property Name: 124 CLINTON AVENUE
Address: 124 CLINTON AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	12

Property Photo:



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 on 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

Page 1

Registration and Status Dates:

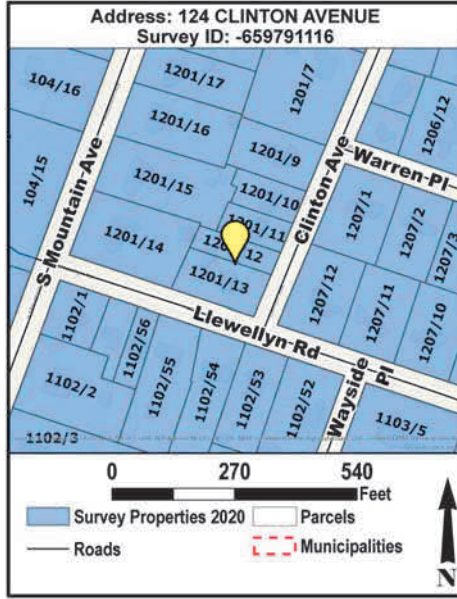
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_12

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: 422263

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-659791116

PROPERTY REPORT

Property ID: -264987419

Property Name: 126 CLINTON AVENUE **Ownership:** Private
Address: 126 CLINTON AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

Property ID:

-264987419

Page 1

(Primary Contact)

Registration and Status Dates:

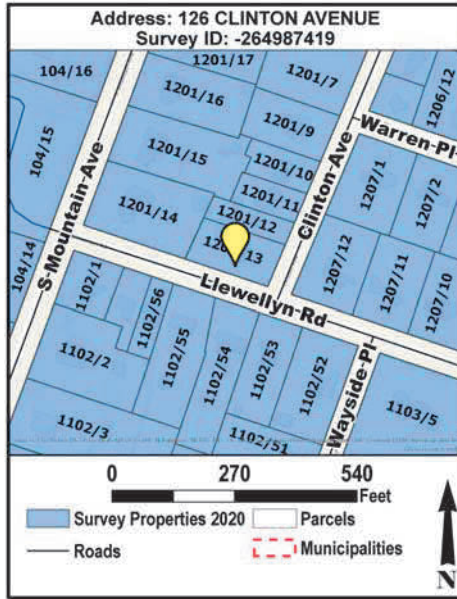
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_13

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: 422264

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-264987419

PROPERTY REPORT

Property ID: **899111352**

Property Name: 7 EAGLE ROCK WAY
Address: 7 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:

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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

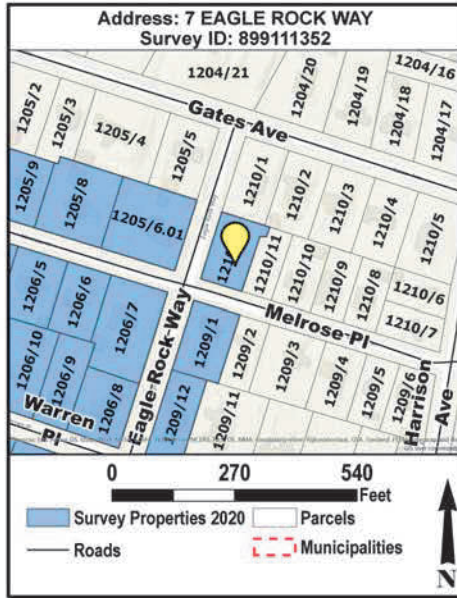
899111352

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1210_12

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: 422243

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

899111352

Page 2

PROPERTY REPORT

Property ID: **-2047887706**

Property Name: 29 EAGLE ROCK WAY
Address: 29 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-2047887706

Page 1

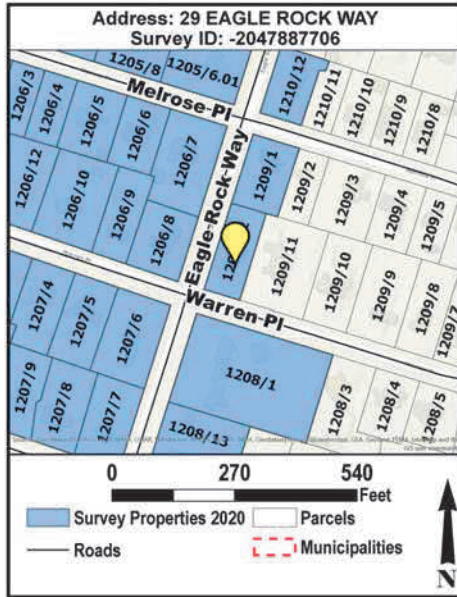
(Primary Contact)

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_1209_12

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: 422245

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2047887706

PROPERTY REPORT

Property ID: **-172505333**

Property Name: 31 EAGLE ROCK WAY
Address: 31 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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; piasters 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 deciduous 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 tracery 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-172505333

Page 1

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:

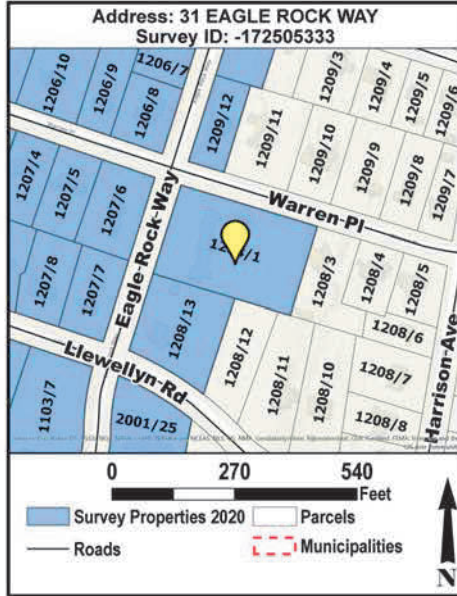
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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_1208_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422282

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-172505333

PROPERTY REPORT

Property ID: **434350872**

Property Name: 36 EAGLE ROCK WAY
Address: 36 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

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:**

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?: <input type="checkbox"/>	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
	National Register:	
	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	

Survey Name: Estate Potential Historic Resource Area

Property ID:

Surveyor: Joseph Schuchman

(Primary Contact)

434350872

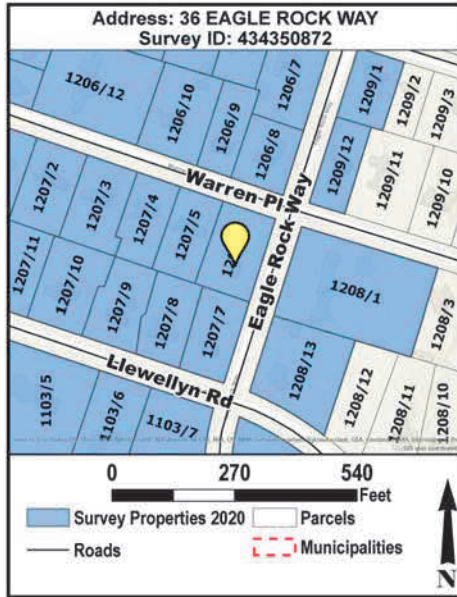
Organization: E2 Project Management

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_1207_6

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: 422275

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

434350872

PROPERTY REPORT

Property ID: **-697197982**

Property Name: 44 EAGLE ROCK WAY
Address: 44 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 eaves 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-697197982

Page 1

(Primary Contact)

Certification of Eligibility:

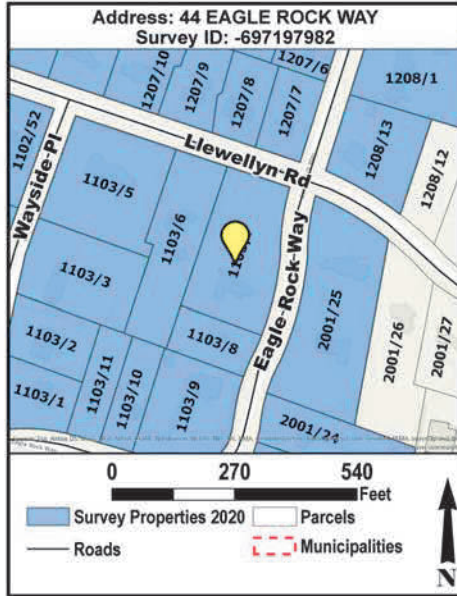
Other Designation Date:

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)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1103_7
SURVEY: ESS GB 93 v4; HSI: 0713-832

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422166

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-697197982

BUILDING ATTACHMENT

Common Name: 44 Eagle Rock way

Historic Name: 44 Eagle Rock Way

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1885 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1885 **Construction End Date:** 1885

Style: Tudor Revival Vernacular Style?

Form: Double Pen

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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 eaves 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-697197982

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID -697197982

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 No

National Register Criteria: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-697197982

Page 4

PROPERTY REPORT

Property ID: **-248762565**

Property Name: 60 EAGLE ROCK WAY
Address: 60 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

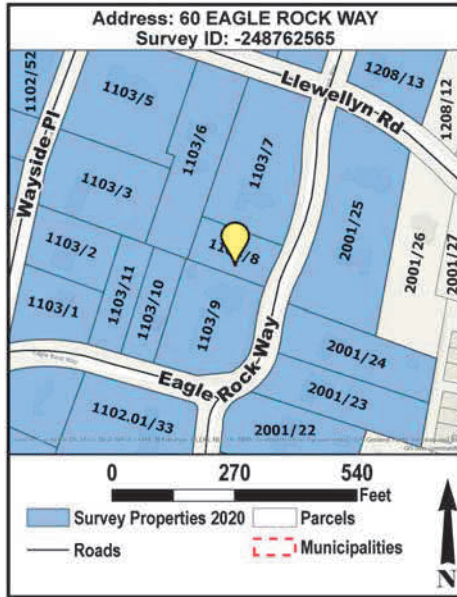
-248762565

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_1103_8

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: 422167

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-248762565

PROPERTY REPORT

Property ID: 363306376

Property Name: 67 EAGLE ROCK WAY **Ownership:** Private
Address: 67 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

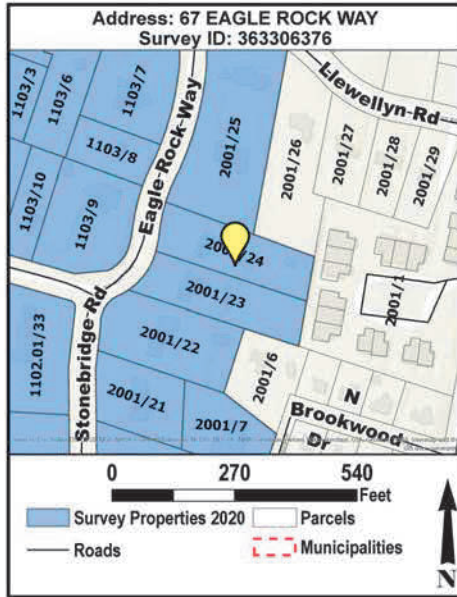
363306376

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_2001_24

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: 422160

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

363306376

PROPERTY REPORT

Property ID: **1050489173**

Property Name: 68 Eagle Rock Way
Address: 68 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 Ionic 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1050489173

Page 1

(Primary Contact)

Registration and Status Dates:

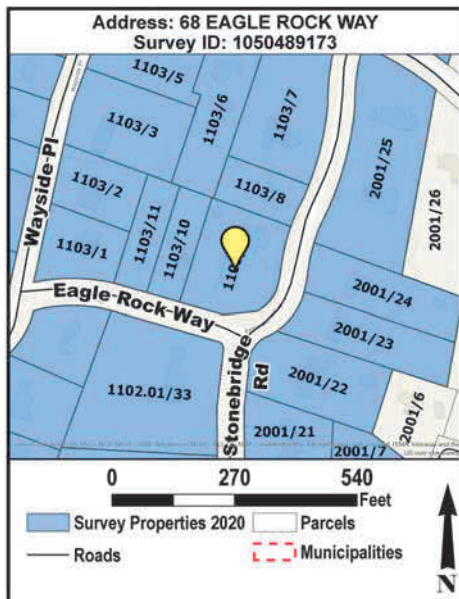
National Historic Landmark?:
National Register: 7/1/1988
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1103_9
SURVEY: ESS GB 93 v4; HSI: 0713-831

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1804

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1050489173

BUILDING ATTACHMENT

Common Name: 68 Eagle Rock Way

Historic Name: 68 Eagle Rock Way

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1897 **Source:** Borough of Montclair Tax Record;; NJHPO Individual Survey Form

Construction Start Date: 1897 **Construction End Date:** 1904

Style: Italianate Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 3

Exterior Finish 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 Ionic 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.

Interior Description:

Alteration Dates:

Architect/Designer::

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

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

Property ID 1050489173

History:

Constructed in 1885

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

"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: A B C 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 Italianate Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments: 2

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1103 Lot 9

Date Form Completed: 5/16/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1050489173

Page 4

PROPERTY REPORT

Property ID: **574519043**

Property Name: 71 EAGLE ROCK WAY
Address: 71 EAGLE ROCK WAY WAY

Ownership: Private
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:

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 pilasters 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

574519043

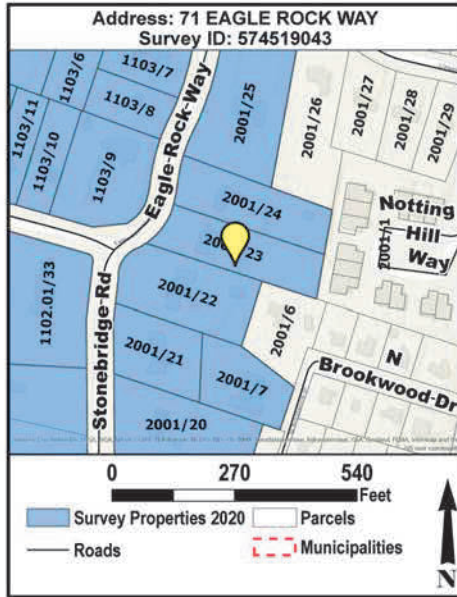
Page 1

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_2001_23

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: 422159

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

574519043

Page 2

PROPERTY REPORT

Property ID: -17608864

Property Name: 82 EAGLE ROCK WAY
Address: 82 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1103	10

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-17608864

Certification of Eligibility:

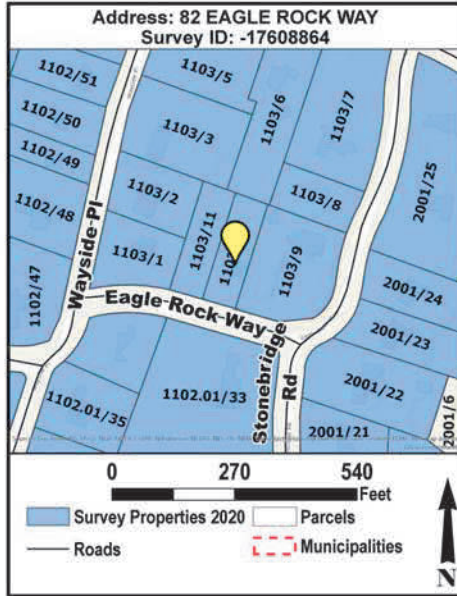
Other Designation Date:

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_1103_10

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: 422168

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-17608864

Page 2

PROPERTY REPORT

Property ID: **1645556705**

Property Name: 86 EAGLE ROCK WAY **Ownership:** Private
Address: 86 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

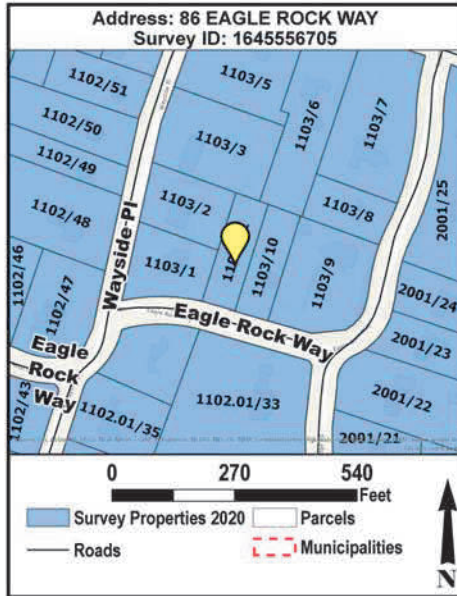
1645556705

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1103_11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422169

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

164556705

PROPERTY REPORT

Property ID: **-1343720396**

Property Name: 89 EAGLE ROCK WAY
Address: 89 EAGLE ROCK WAY WAY

Ownership: Private
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 façade 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1343720396

Page 1

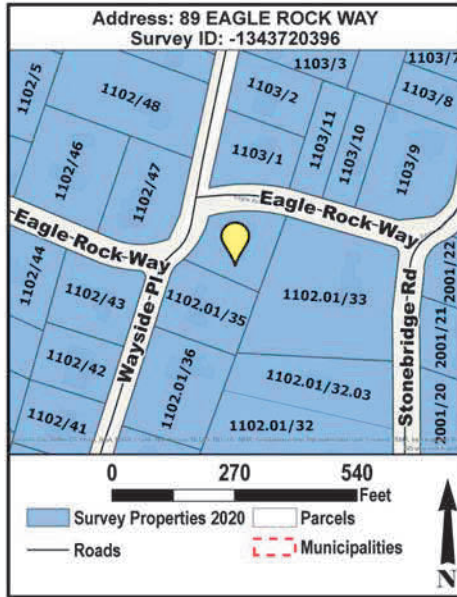
(Primary Contact)

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_34

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: 422199

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

PROPERTY REPORT

Property ID: **540947775**

Property Name: 92 EAGLE ROCK WAY **Ownership:** Private
Address: 92 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

540947775

Certification of Eligibility:

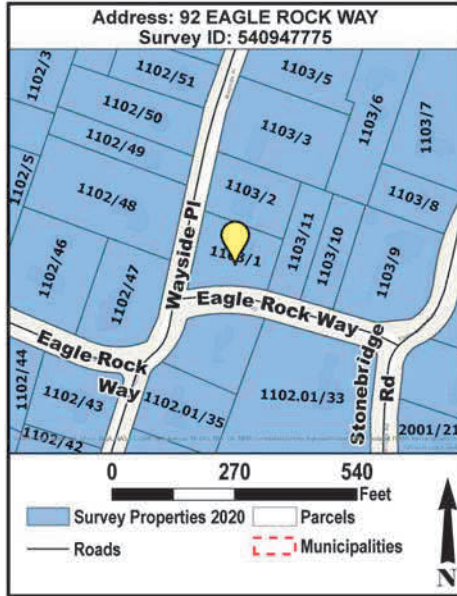
Other Designation Date:

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1103_1

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

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

BUILDING ATTACHMENT

Common Name: 92 Eagle Rock Way

Historic Name: 92 Eagle Rock Way

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1897 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1897 **Construction End Date:** 1897

Style: Queen Anne Vernacular Style?

Form: Four Square

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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-cochere 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:
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Date form completed: 4/27/2021

ELIGIBILITY WORKSHEET - Properties

Property ID 540947775

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: A B C 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 Craftsman Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

540947775

Page 4

PROPERTY REPORT

Property ID: -1916053122

Property Name: 105 EAGLE ROCK WAY **Ownership:** Private
Address: 105 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

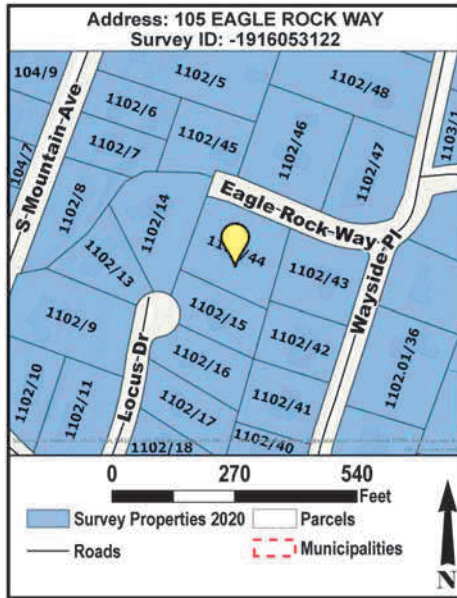
-1916053122

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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: 422189

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1916053122

PROPERTY REPORT

Property ID: -523758628

Property Name: 108 EAGLE ROCK WAY **Ownership:** Private
Address: 108 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 block 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: **SHPO Opinion:**
New Jersey Register: **Local Designation:**
Determination of Eligibility: **Other Designation:**

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-523758628

Page 1

Certification of Eligibility:

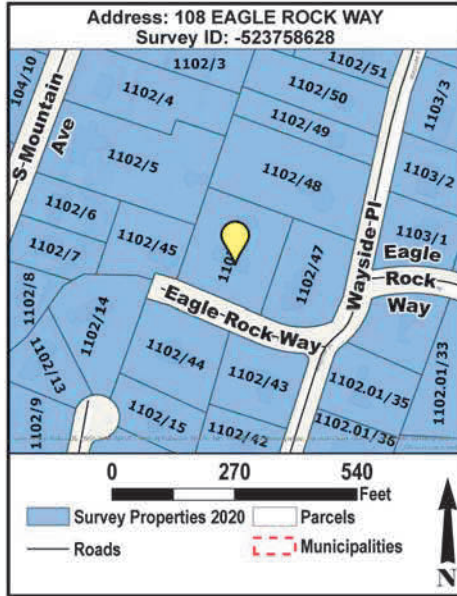
Other Designation Date:

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_46

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: 422191

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-523758628

PROPERTY REPORT

Property ID: **145092391**

Property Name: 112 EAGLE ROCK WAY **Ownership:** Private
Address: 112 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

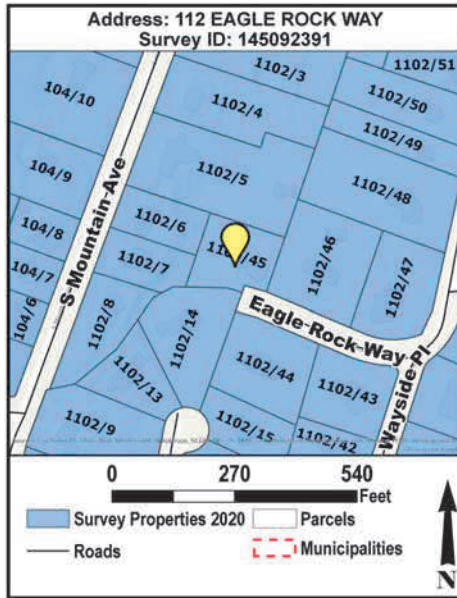
145092391

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1102_45

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422190

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

145092391

Page 2

PROPERTY REPORT

Property ID: 769234664

Property Name: 143 EAGLE ROCK WAY **Ownership:** Private
Address: 143 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

769234664

Page 1

Certification of Eligibility:

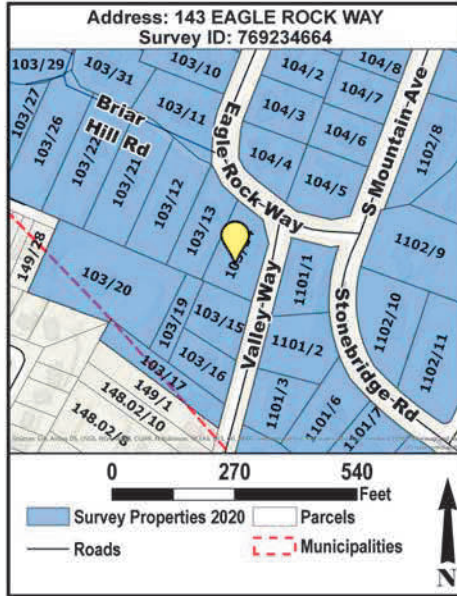
Other Designation Date:

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_103_14

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422131

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

769234664

Page 2

PROPERTY REPORT

Property ID: **929468899**

Property Name: 147 EAGLE ROCK WAY **Ownership:** Private
Address: 147 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

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?**

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

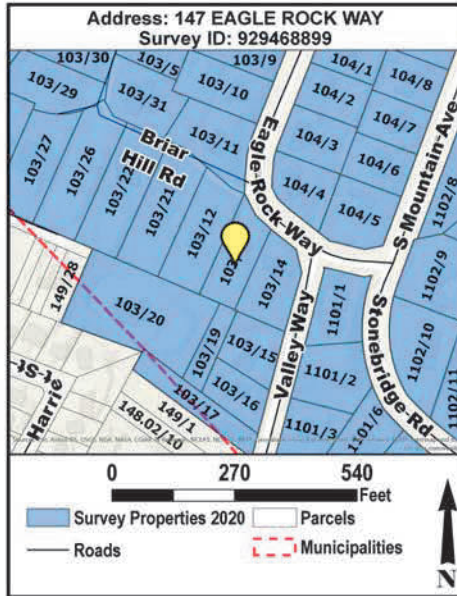
929468899

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_103_13

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422130

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

929468899

Page 2

PROPERTY REPORT

Property ID: -287678364

Property Name: 148 EAGLE ROCK WAY **Ownership:** Private
Address: 148 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 single 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:

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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

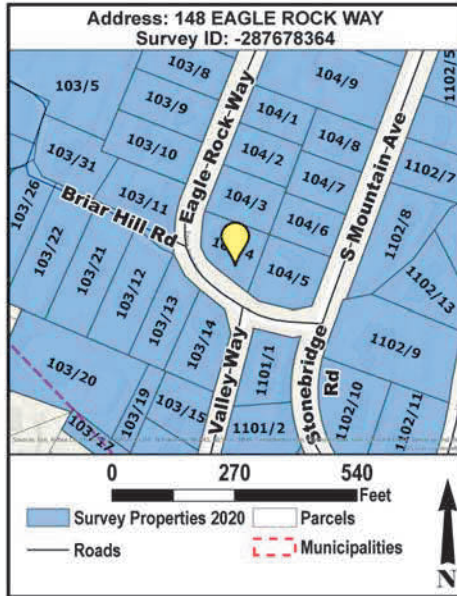
-287678364

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_104_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422148

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-287678364

PROPERTY REPORT

Property ID: 1531848173

Property Name: 151 EAGLE ROCK WAY **Ownership:** Private
Address: 151 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1531848173

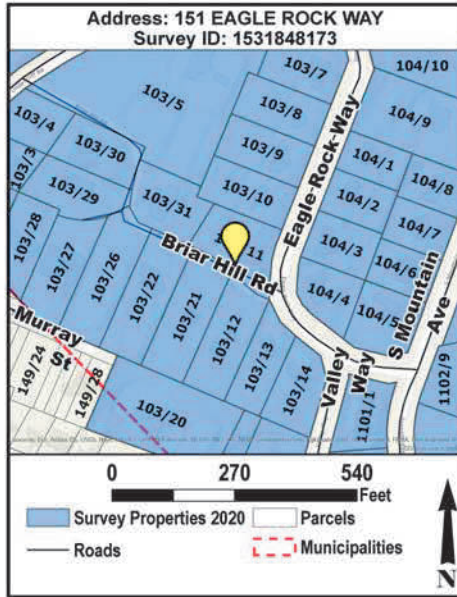
Page 1

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_103_11
SURVEY: ESS GB 93 v4; HSI: 0713-830

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: 422128

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1531848173

PROPERTY REPORT

Property ID: 2058714396

Property Name: 153 EAGLE ROCK WAY **Ownership:** Private
Address: 153 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

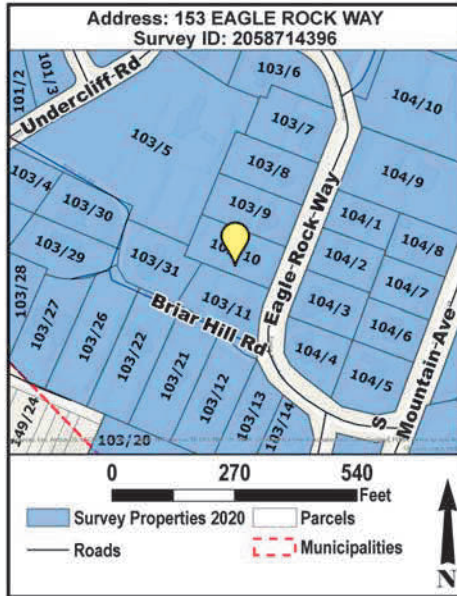
2058714396

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_103_10

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: 422127

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2058714396

Page 2

PROPERTY REPORT

Property ID: **-369325361**

Property Name: 154 EAGLE ROCK WAY **Ownership:** Private
Address: 154 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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:

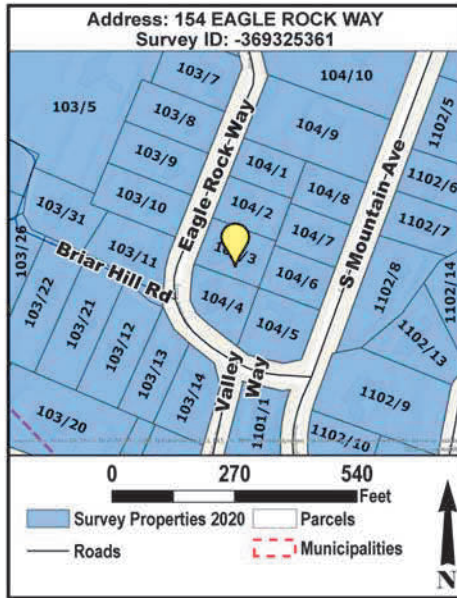
-369325361

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_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: Non-Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422147

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-369325361

PROPERTY REPORT

Property ID: **-708704921**

Property Name: 155 EAGLE ROCK WAY
Address: 155 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-708704921

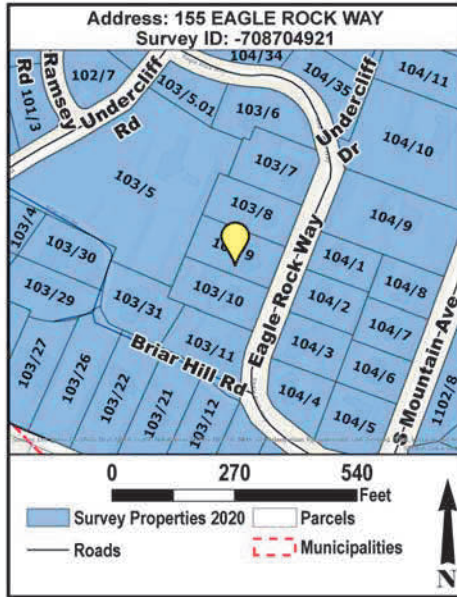
Page 1

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_103_9

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: 422126

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-708704921

PROPERTY REPORT

Property ID: **-1205735234**

Property Name: 159 EAGLE ROCK WAY **Ownership:** Private
Address: 159 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1205735234

Page 1

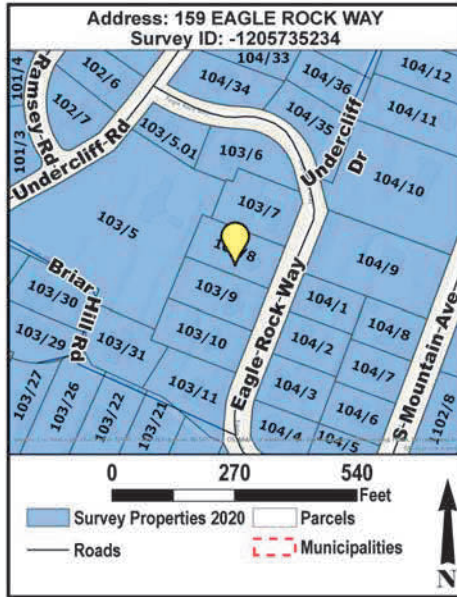
(Primary Contact)

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_103_8

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: 422125

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1205735234

PROPERTY REPORT

Property ID: **1802179782**

Property Name: 160 EAGLE ROCK WAY
Address: 160 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 half-timbering. 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1802179782

Page 1

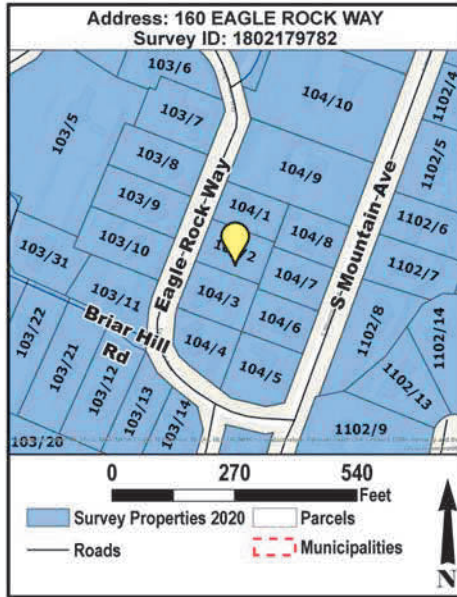
(Primary Contact)

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_104_2

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: 422146

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1802179782

PROPERTY REPORT

Property ID: 2083708921

Property Name: 164 EAGLE ROCK WAY
Address: 164 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
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 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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2083708921

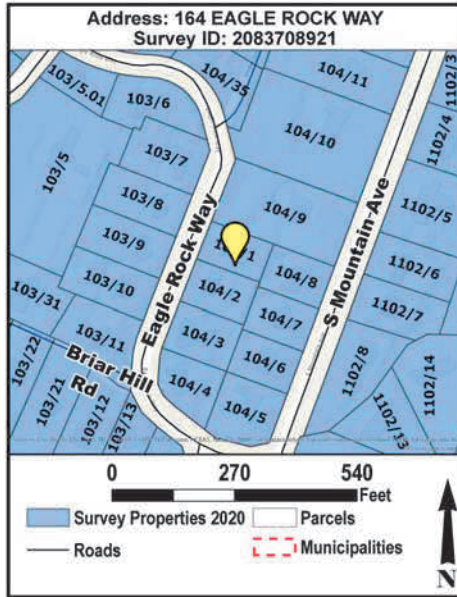
Page 1

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_104_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422145

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2083708921

PROPERTY REPORT

Property ID: 2090327761

Property Name: 167 EAGLE ROCK WAY **Ownership:** Private
Address: 167 EAGLE ROCK WAY WAY **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	7

Property Photo:



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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2090327761

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:

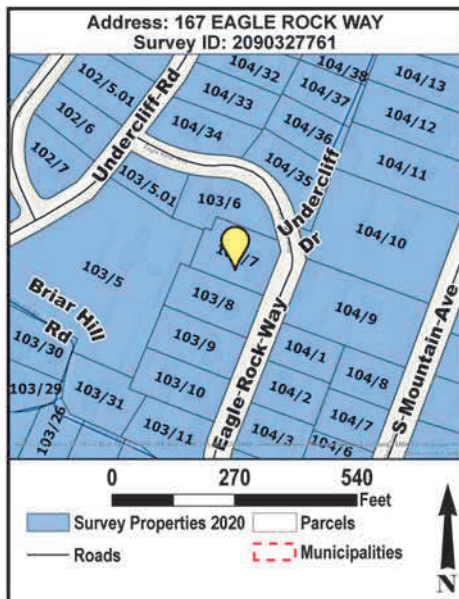
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_103_7
SURVEY: ESS GB 93 v4; HSI: 0713-829

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: 422124

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2090327761

PROPERTY REPORT

Property ID: **347663376**

Property Name: 175 EAGLE ROCK WAY
Address: 175 EAGLE ROCK WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

347663376

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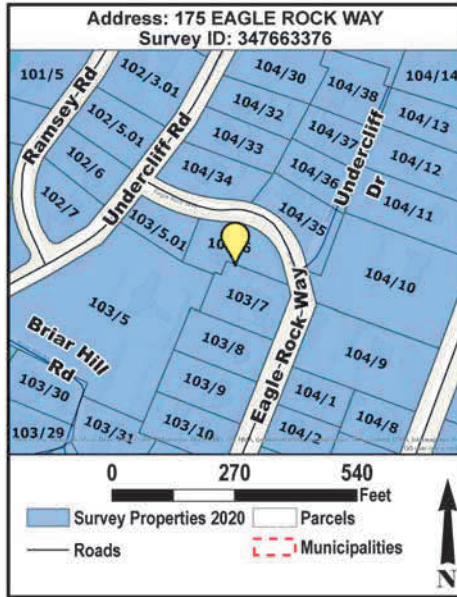
(Primary Contact)

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_103_6

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: 422123

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

347663376

PROPERTY REPORT

Property ID: 1167226382

Property Name: 176 EAGLE ROCK WAY
Address: 176 EAGLE ROCK WAY WAY
Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	35

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1167226382

Page 1

Certification of Eligibility:

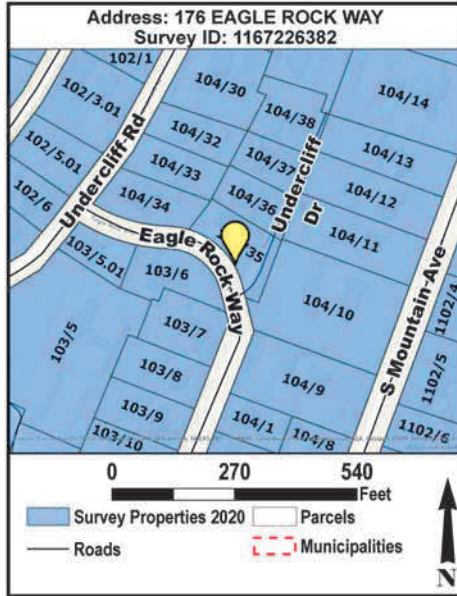
Other Designation Date:

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_104_35

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: 422237

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1167226382

PROPERTY REPORT

Property ID: **1327881397**

Property Name: 187 GATES AVENUE **Ownership:** Private
Address: 187 GATES AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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-20th century 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1327881397

Page 1

Certification of Eligibility:

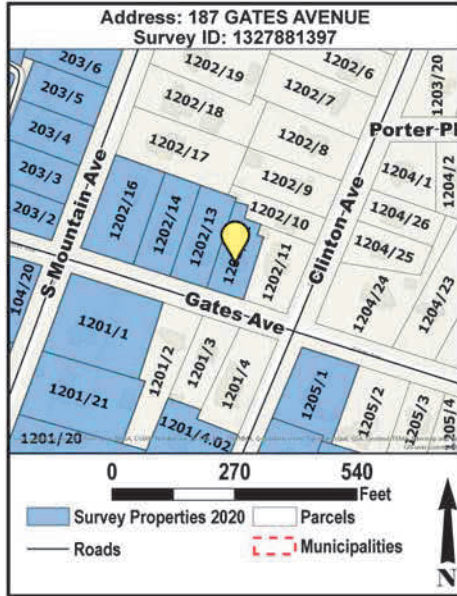
Other Designation Date:

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_1202_12

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: 422313

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1327881397

PROPERTY 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-20th century 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1379035602

Certification of Eligibility:

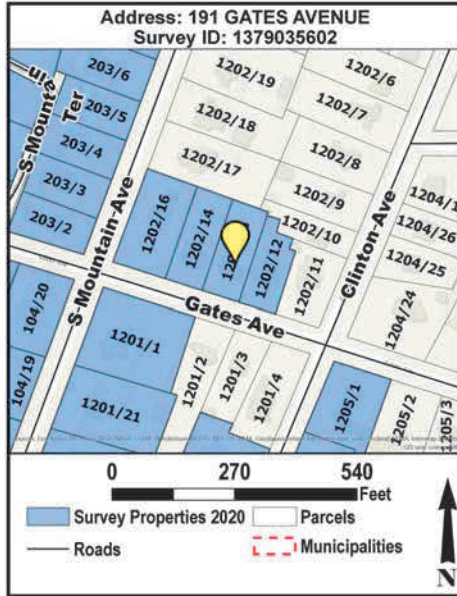
Other Designation Date:

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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1202_13

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422314

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1379035602

PROPERTY REPORT

Property ID: **-1737538069**

Property Name: 195 GATES AVENUE
Address: 195 GATES AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

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:

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 single-light 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-20th century 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1737538069

Page 1

(Primary Contact)

Certification of Eligibility:

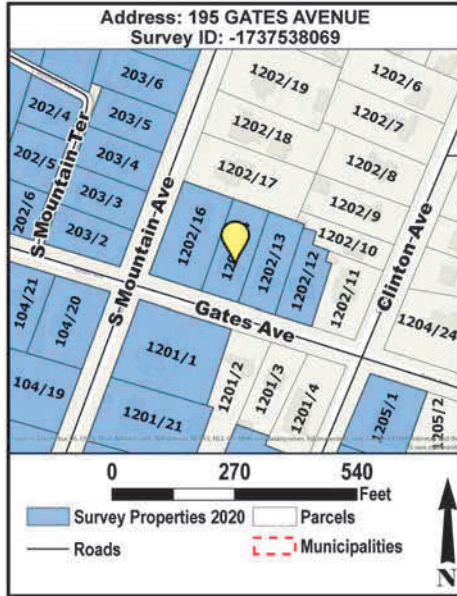
Other Designation Date:

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_1202_14

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422315

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1737538069

PROPERTY REPORT

Property ID: -1399519309

Property Name: 208 GATES AVENUE **Ownership:** Private
Address: 208 GATES AVENUE AVE **Apartment #:** **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:**

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 fixed-pane 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:

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-20th century 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1399519309

Page 1

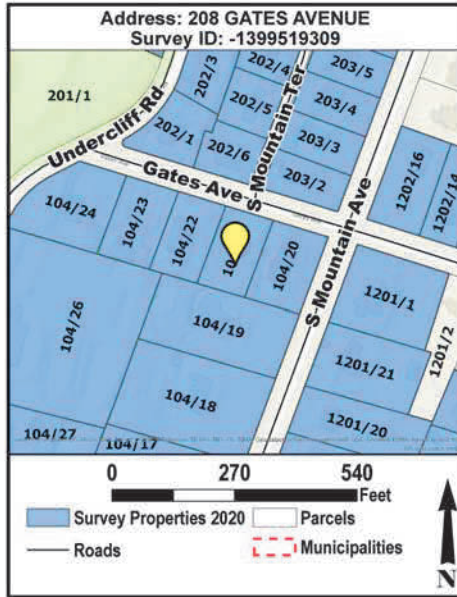
(Primary Contact)

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_104_21

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422307

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1399519309

PROPERTY REPORT

Property ID: **784670882**

Property Name: 211 GATES AVENUE **Ownership:** 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

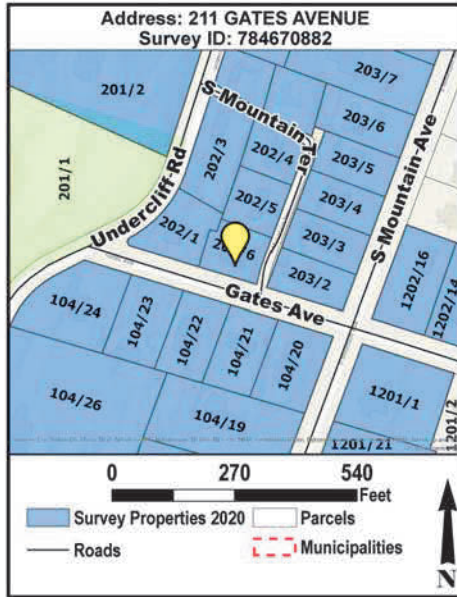
784670882

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_202_6

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: 422297

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

784670882

PROPERTY REPORT

Property ID: **-388158344**

Property Name: 212 GATES AVENUE
Address: 212 GATES AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 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:**

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?: <input type="checkbox"/>	SHPO Opinion:
	National Register:	Local Designation:
	New Jersey Register:	Other Designation:
	Determination of Eligibility:	Other Designation Date:
	Certification of Eligibility:	

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

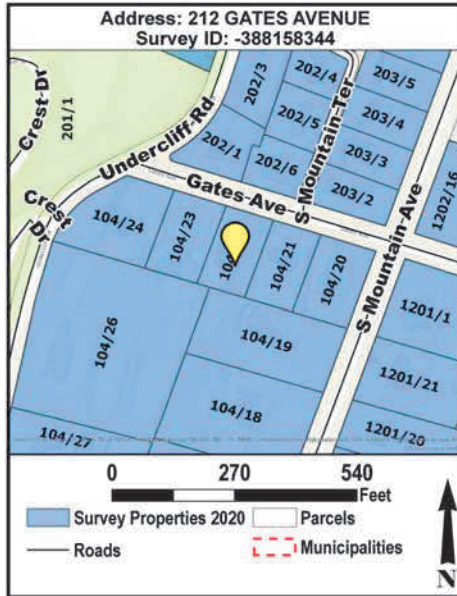
Survey Name: Estate Potential Historic Resource Area
Surveyor: Joseph Schuchman
Organization: E2 Project Management

(Primary Contact)

Property ID:
-388158344

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_22

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422308

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-388158344

PROPERTY REPORT

Property ID: 1792319769

Property Name: 220 GATES AVENUE **Ownership:** Private
Address: 220 GATES AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	23

Property Photo:



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-20th century 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:

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

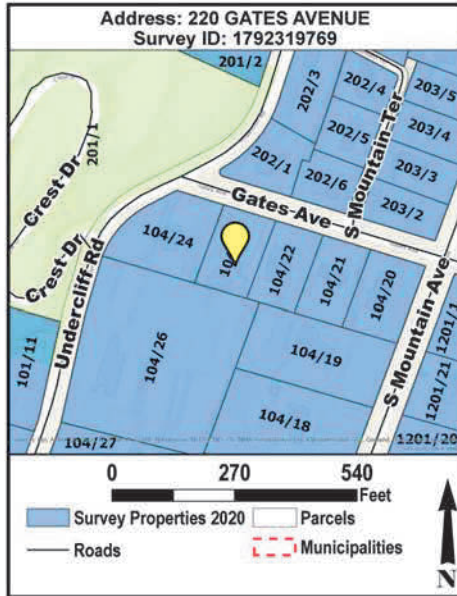
Property ID:

1792319769

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_23

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: 422309

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1792319769

Page 2

PROPERTY REPORT

Property ID: 1499252582

Property Name: 224 GATES AVENUE
Address: 224 GATES AVENUE AVE

Ownership: Private
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-20th century 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

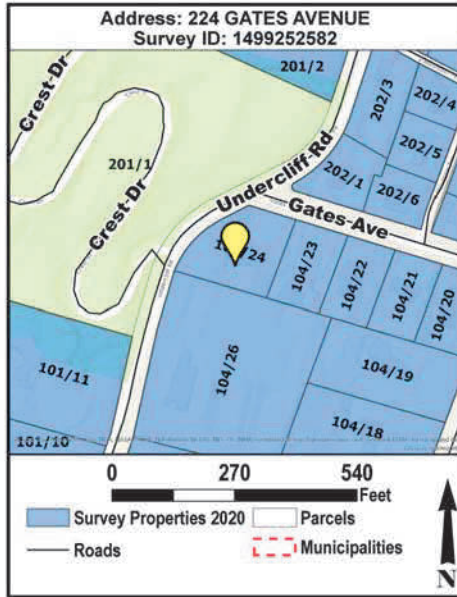
1499252582

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_104_24

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422310

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1499252582

PROPERTY REPORT

Property ID: -1146848682

Property Name: 16 HOBURG PLACE **Ownership:** Private
Address: 16 HOBURG PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1146848682

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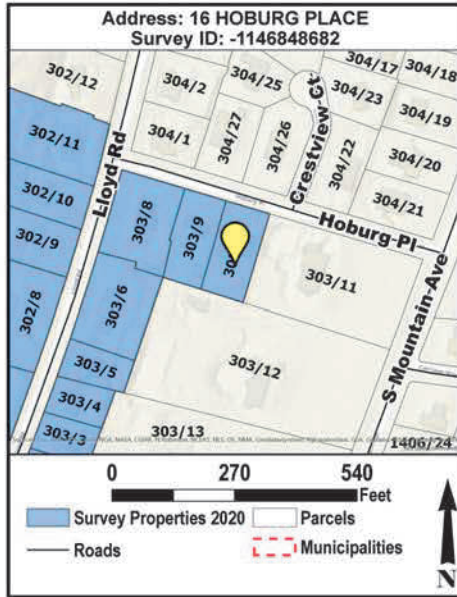
(Primary Contact)

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_303_10

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422485

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1146848682

PROPERTY REPORT

Property ID: **845178313**

Property Name: 20 HOBURG PLACE
Address: 20 HOBURG PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 façade. 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

Property ID:

845178313

Page 1

(Primary Contact)

Registration and Status Dates:

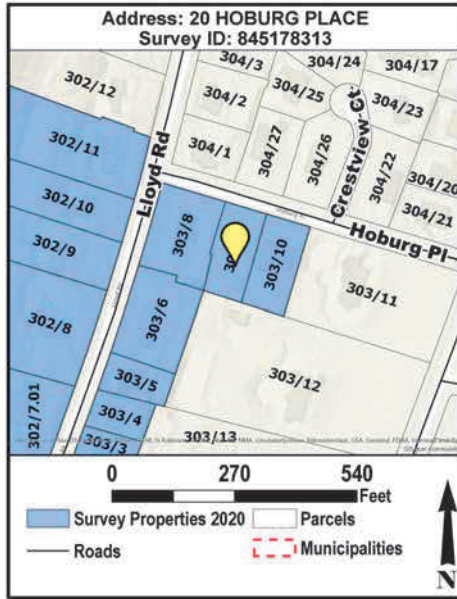
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_303_9

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: 422392

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

845178313

PROPERTY REPORT

Property ID: 434233072

Property Name: 86 LLEWELLYN ROAD **Ownership:** Private
Address: 86 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1208	13

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

434233072

Page 1

historic and present.

Registration and Status Dates:

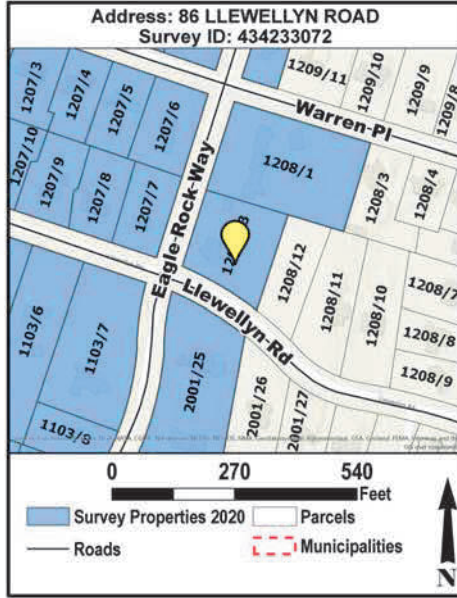
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1208_13
SURVEY: ESS GB 93 v4; HSI: 0713-827

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422283

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

434233072

BUILDING ATTACHMENT

Common Name: 86 Llewellyn Way

Historic Name: 86 Llewellyn Way

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1892 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1892 **Construction End Date:** 1914

Style: Queen Anne Vernacular Style?

Form: Irregular

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

434233072

Page 3

ELIGIBILITY WORKSHEET - Properties

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 No

National Register Criteria: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

434233072

Page 4

PROPERTY REPORT

Property ID: 536797417

Property Name: 89 LLEWELLYN ROAD **Ownership:** Private
Address: 89 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 work. 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

536797417

Certification of Eligibility:

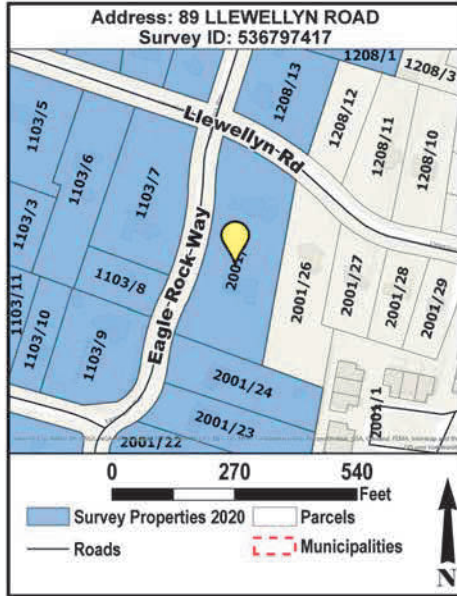
Other Designation Date:

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)
Price, Eleanor	Historic Resources of Montclair Multiple Resource 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? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422161

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

536797417

Page 2

BUILDING ATTACHMENT

Common Name: 89 Llewellyn Road

Historic Name: 89 Llewellyn Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1916 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1916 **Construction End Date:** 1916

Style: Georgian Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

Bays: 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 work. 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:
Architect	Frank Goodwillie	

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

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 elaborate main entry surround with fan light.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

536797417

Page 4

PROPERTY REPORT

Property ID: **1723638585**

Property Name: 92 LLEWELLYN ROAD
Address: 92 LLEWELLYN ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 double-hung vinyl windows. First story street elevation windows 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 mid-twentieth 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1723638585

Page 1

historic and present.

Registration and Status Dates:

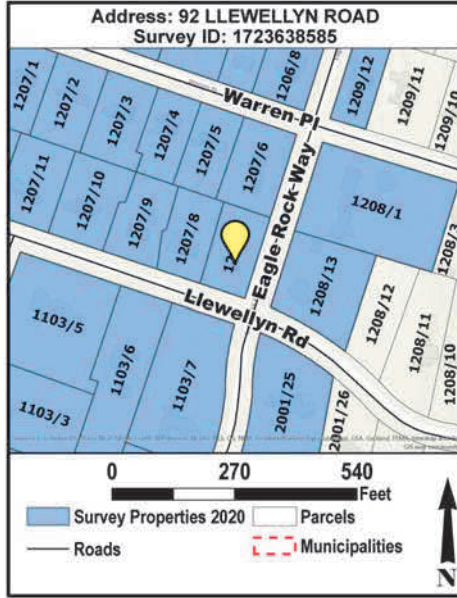
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1207_7

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422276

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1723638585

PROPERTY REPORT

Property ID: **-82974970**

Property Name: 96 LLEWELLYN ROAD
Address: 96 LLEWELLYN ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 windows 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

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 Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_8

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422277

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-82974970

PROPERTY REPORT

Property ID: **-1031733233**

Property Name: 100 LLEWELLYN ROAD
Address: 100 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 Revival 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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

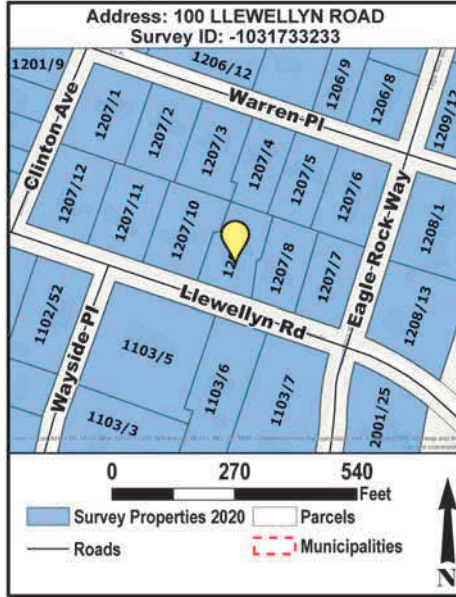
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_9

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422278

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1031733233

PROPERTY REPORT

Property ID: **259685540**

Property Name: 104 LLEWELLYN ROAD **Ownership:** Private
Address: 104 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 façade 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 Opinion:

Local Designation:

Other Designation:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

Property ID:

259685540

Page 1

(Primary Contact)

Certification of Eligibility:

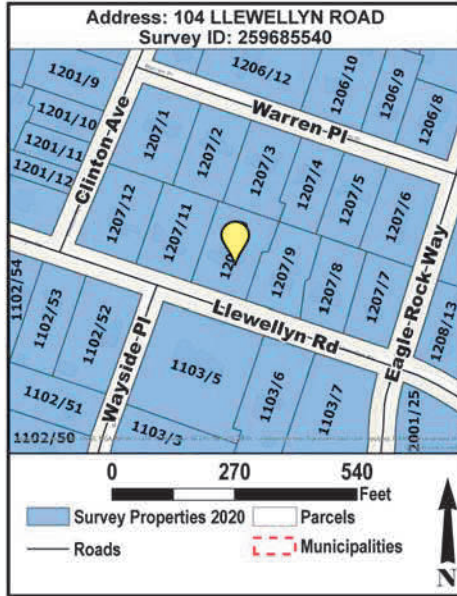
Other Designation Date:

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_1207_10

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422279

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

259685540

Page 2

PROPERTY REPORT

Property ID: 1732484766

Property Name: 105 LLEWELLYN ROAD
Address: 105 LLEWELLYN ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

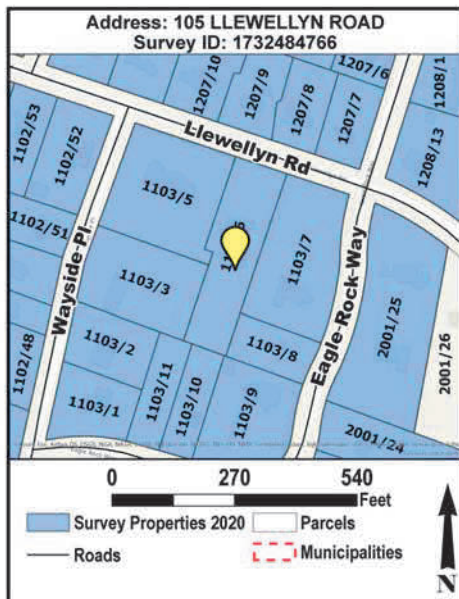
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1103_6

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: 422285

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1732484766

PROPERTY REPORT

Property ID: **-1182580523**

Property Name: 108 LLEWELLYN ROAD
Address: 108 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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

Property ID:

-1182580523

Page 1

(Primary Contact)

Registration and Status Dates:

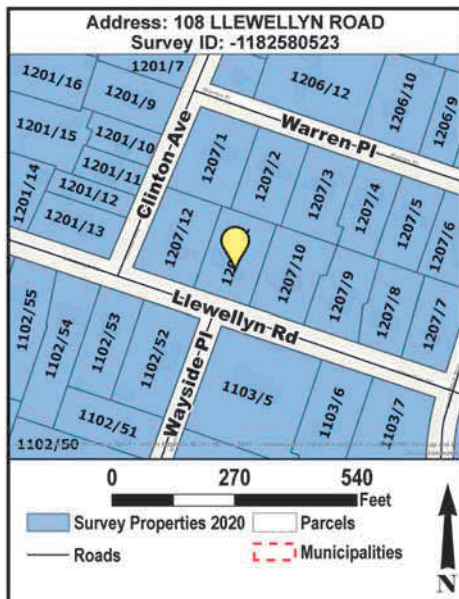
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422280

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1182580523

PROPERTY REPORT

Property ID: **-2030055375**

Property Name: 109 LLEWELLYN ROAD **Ownership:** Private
Address: 109 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2030055375

Page 1

Certification of Eligibility:

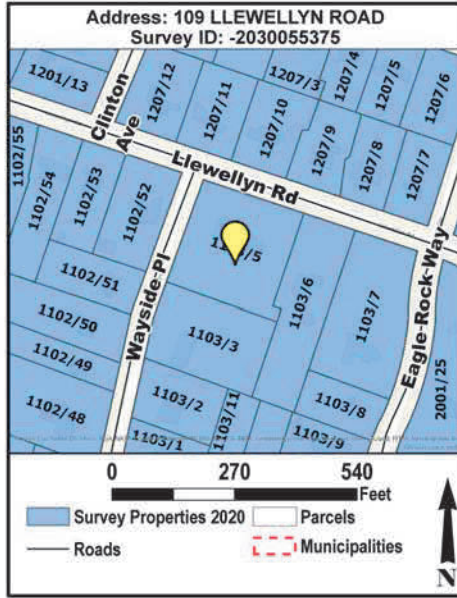
Other Designation Date:

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_1103_5
SURVEY: ESS GB 93 v4; HSI: 0713-825

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422284

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2030055375

PROPERTY REPORT

Property ID: **1418838898**

Property Name: 112 LLEWELLYN ROAD
Address: 112 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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

Page 1

Registration and Status Dates:

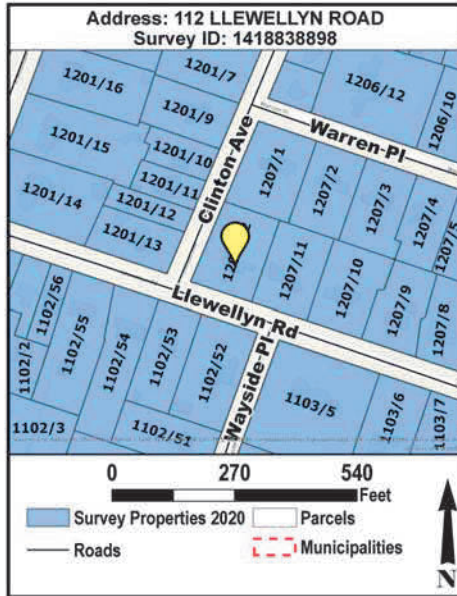
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_1207_12

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422281

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1418838898

PROPERTY REPORT

Property ID: **2134303882**

Property Name: 115 LLEWELLYN ROAD
Address: 115 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 rectangular-shaped 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 Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2134303882

Page 1

Registration and Status Dates:

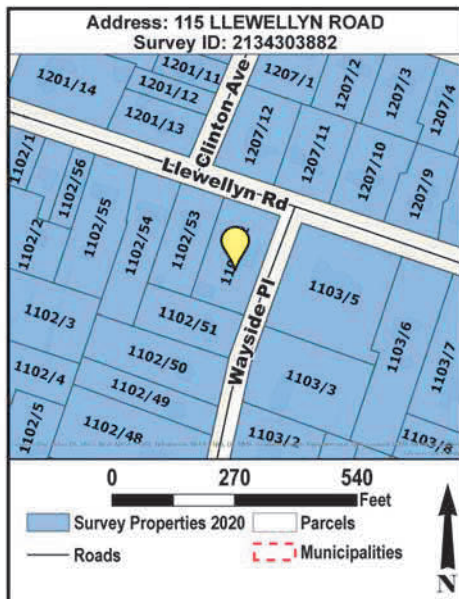
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_52
SURVEY: ESS GB 93 v4; HSI: 0713-824

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: 422289

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2134303882

PROPERTY REPORT

Property ID: -1636161469

Property Name: 117 LLEWELLYN ROAD
Address: 117 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1636161469

Page 1

Registration and Status Dates:

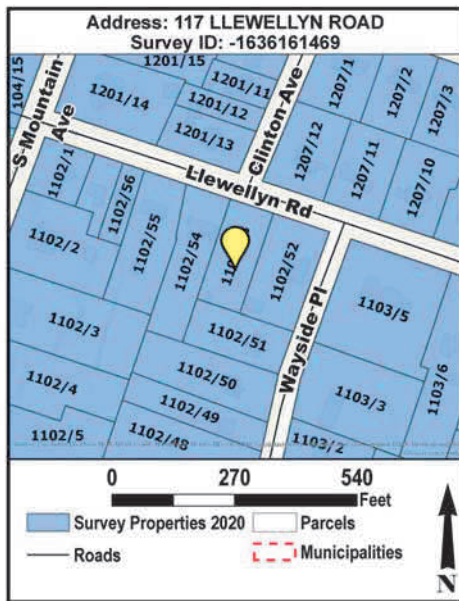
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_53

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: 422290

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1636161469

PROPERTY REPORT

Property ID: **-1654307384**

Property Name: 119 LLEWELLYN ROAD **Ownership:** Private
Address: 119 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 façade 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 relieving 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.

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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1654307384

Page 1

(Primary Contact)

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:

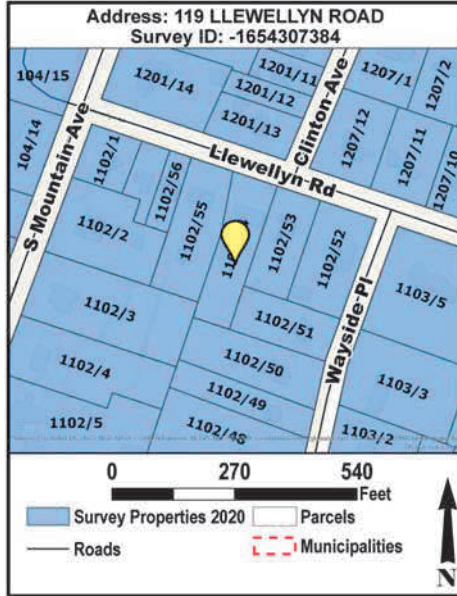
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1102_54

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: 422291

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1654307384

Page 2

PROPERTY REPORT

Property ID: **830403625**

Property Name: 127 LLEWELLYN ROAD
Address: 127 LLEWELLYN ROAD RD

Ownership: Private
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:

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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

830403625

Certification of Eligibility:

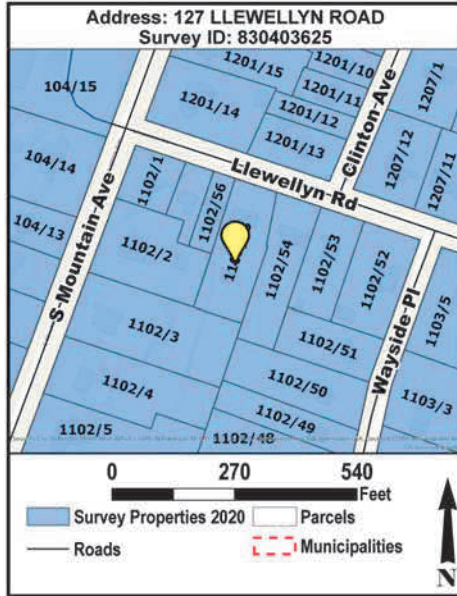
Other Designation Date:

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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_55

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: 422292

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

830403625

PROPERTY REPORT

Property ID: **-1074937546**

Property Name: 129 LLEWELLYN ROAD
Address: 129 LLEWELLYN ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 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

Page 1

Registration and Status Dates:

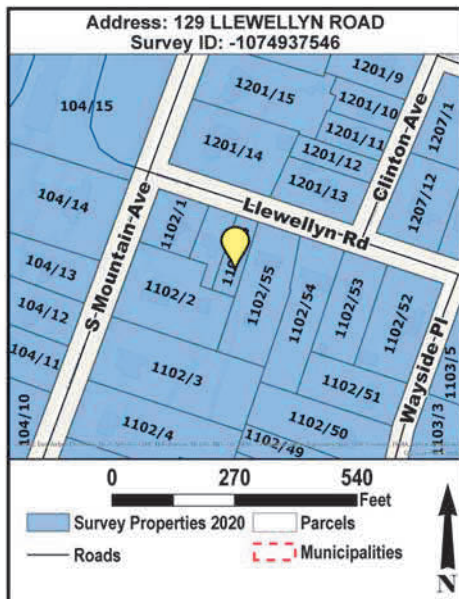
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_56

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: 422293

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1074937546

PROPERTY REPORT

Property ID: **400652927**

Property Name: 131 LLEWELLYN ROAD **Ownership:** Private
Address: 131 LLEWELLYN ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 Tuscan-columned 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 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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

400652927

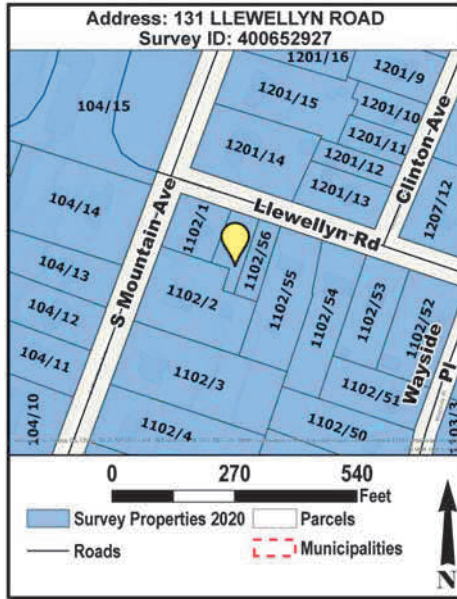
Page 1

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_57

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422294

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

400652927

PROPERTY REPORT

Property ID: **570205421**

Property Name: 60 LLOYD ROAD
Address: 60 LLOYD ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

570205421

Registration and Status Dates:

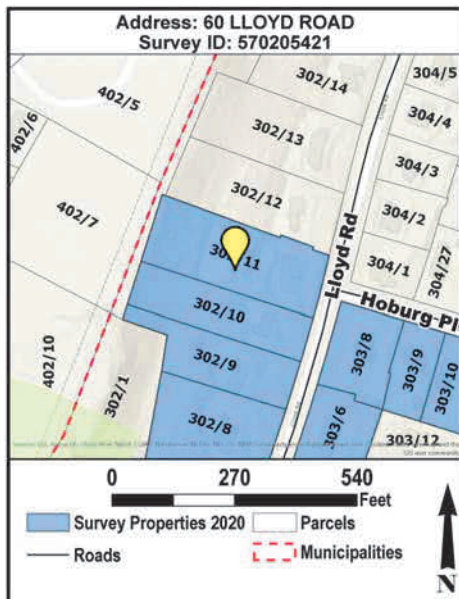
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_302_11

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: 422388

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

570205421

Page 2

PROPERTY REPORT

Property ID: 468984296

Property Name: 61 LLOYD ROAD
Address: 61 LLOYD ROAD RD

Ownership: Private
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 cast-block driveway on Hoburg Place. The house is covered by a steeply-pitched asphalt-shingled cross-gambrel roof, the house's character-defining 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 wood-shingled 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

Property ID:

468984296

Page 1

(Primary Contact)

Registration and Status Dates:

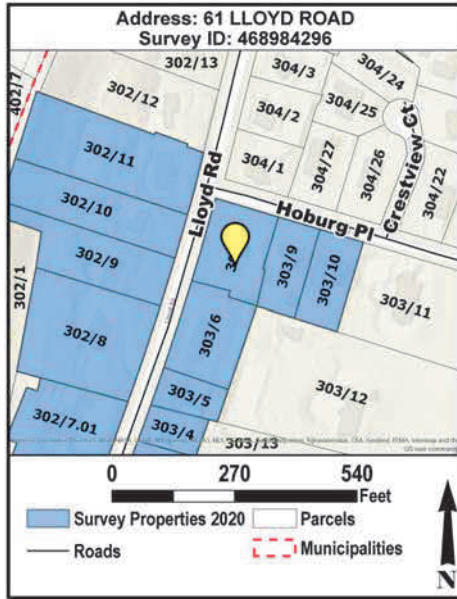
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:
 0713_303_8

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: 422391

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

468984296

PROPERTY REPORT

Property ID: **-1252763620**

Property Name: 68 LLOYD ROAD
Address: 68 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1252763620

Page 1

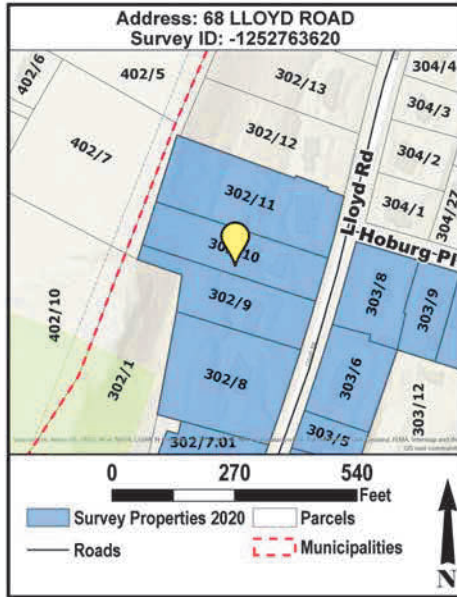
(Primary Contact)

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_302_10

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: 422387

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1252763620

PROPERTY REPORT

Property ID: **-1572328345**

Property Name: 72 LLOYD ROAD
Address: 72 LLOYD ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1572328345

Certification of Eligibility:

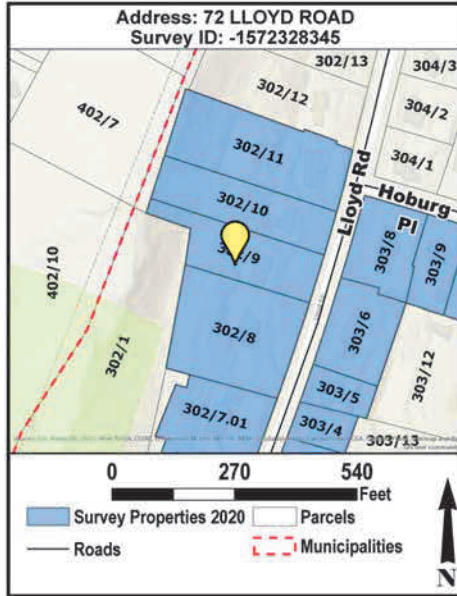
Other Designation Date:

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_302_9

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: 422386

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1572328345

PROPERTY REPORT

Property ID: 1389701347

Property Name: 75 LLOYD ROAD **Ownership:** Private
Address: 75 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 and Status Dates:	National Historic Landmark?: <input type="checkbox"/>	SHPO Opinion:
	National Register:	Local Designation:
	New Jersey Register:	Other Designation:
	Determination of Eligibility:	Other Designation Date:
	Certification of Eligibility:	

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

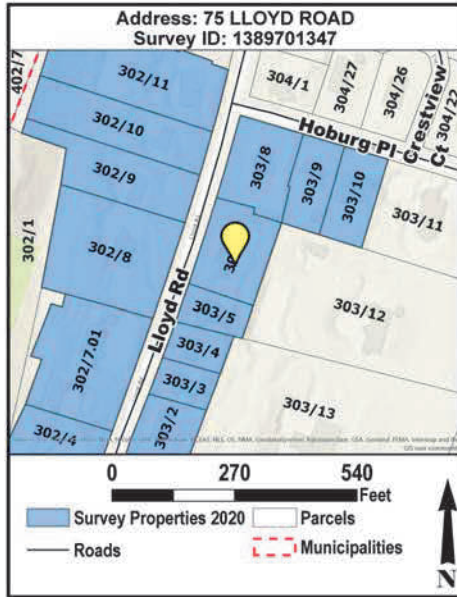
1389701347

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_303_6

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: 422390

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1389701347

PROPERTY REPORT

Property ID: **1613239230**

Property Name: 78 LLOYD ROAD **Ownership:** Private
Address: 78 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1613239230

Page 1

(Primary Contact)

Certification of Eligibility:

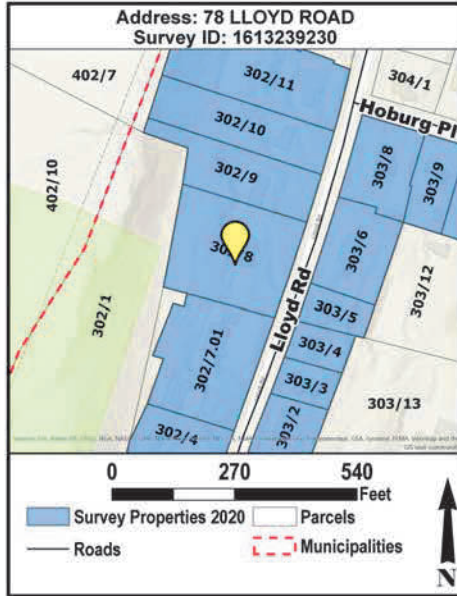
Other Designation Date:

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_302_8

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422385

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

Common Name: 78 Lloyd Road

Historic Name: 78 Lloyd Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1912 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1912 **Construction End Date:** 1912

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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

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 No

National Register Criteria: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1613239230

Page 4

PROPERTY REPORT

Property ID: **1339419562**

Property Name: 79 LLOYD ROAD **Ownership:** Private
Address: 79 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1339419562

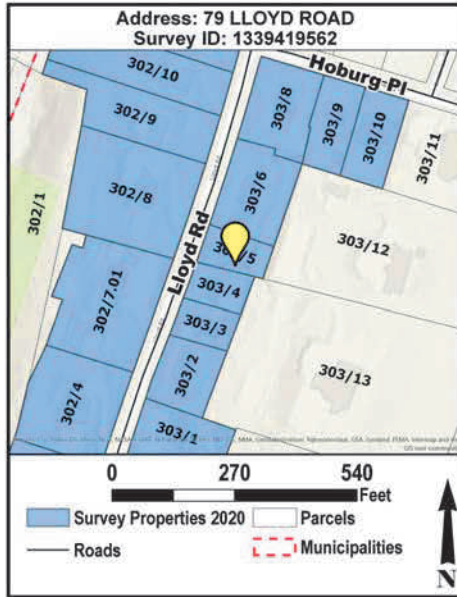
Page 1

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_303_5

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: 422389

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1339419562

PROPERTY REPORT

Property ID: **-1894282896**

Property Name: 80 Lloyd Road **Ownership:** Private
Address: 80 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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.

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

Property ID:

-1894282896

Page 1

(Primary Contact)

Registration and Status Dates:

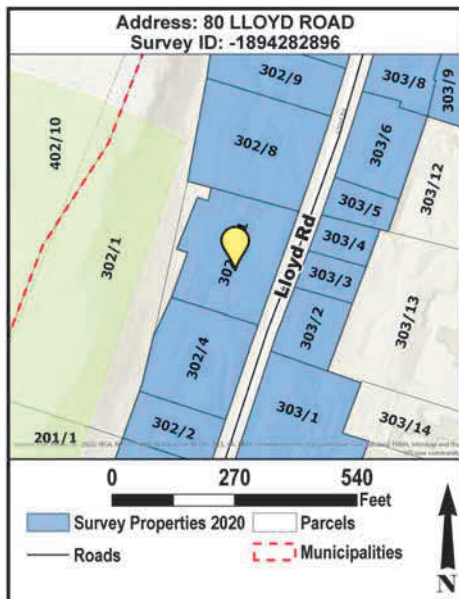
National Historic Landmark?:
National Register: 7/1/1988
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site 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_302_7.01
SURVEY: ESS GB 93 v4; HSI: 0713-857

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1846

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1894282896

BUILDING ATTACHMENT

Common Name: 80 Lloyd Road

Historic Name: 80 Lloyd Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1914 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1914 **Construction End Date:** 1914

Style: Spanish Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Tile, Spanish

Stories: 2.5

Exterior Finish 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::

Type:	Name:	Person/Firm Description:
Architect	Davis, McGrath & Kiesling	

Date form completed: 4/27/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1894282896

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:

"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: A B C 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: 2

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 302 Lot 7.01

Date Form Completed: 5/18/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1894282896

Page 4

PROPERTY REPORT

Property ID: **246944683**

Property Name: 83 LLOYD ROAD
Address: 83 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

246944683

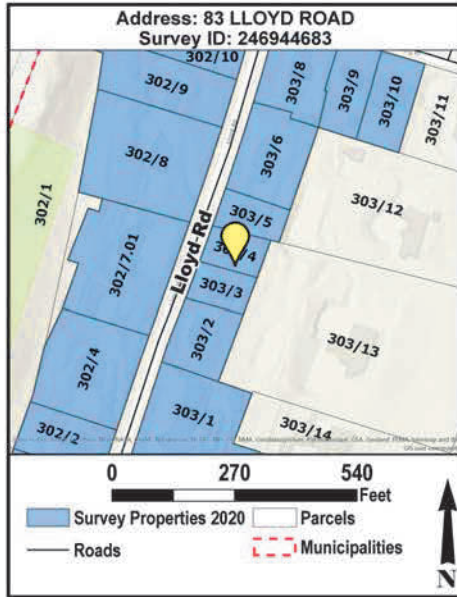
Page 1

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_303_4

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: 422380

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

246944683

PROPERTY REPORT

Property ID: **-483998062**

Property Name: 87 LLOYD ROAD
Address: 87 LLOYD ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	303	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 half-timbering 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 Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-483998062

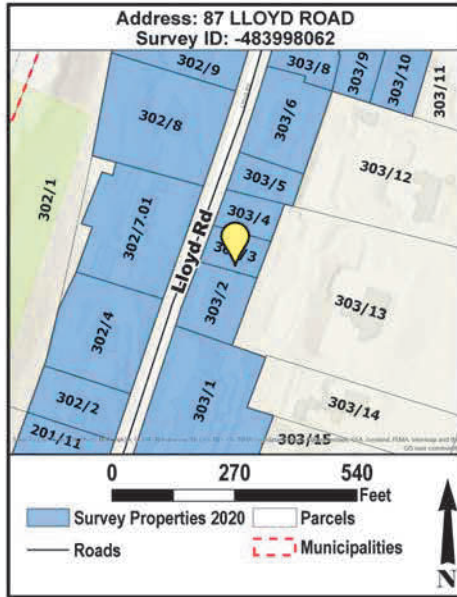
Page 1

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_303_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: 422379

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-483998062

PROPERTY REPORT

Property ID: **392455285**

Property Name: 91 LLOYD ROAD
Address: 91 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

392455285

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:

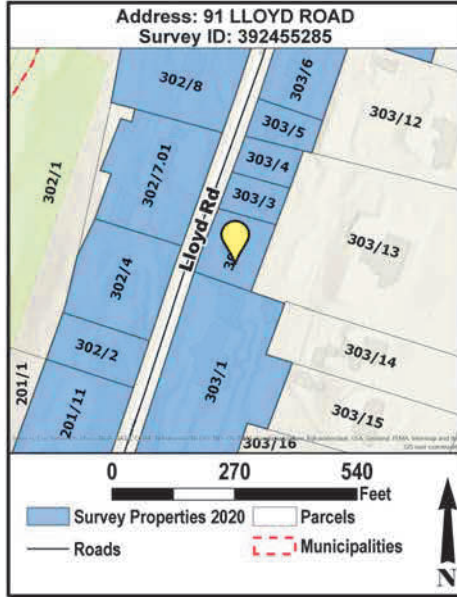
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_303_2

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422378

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

392455285

PROPERTY REPORT

Property ID: **1623777967**

Property Name: 92 LLOYD ROAD **Ownership:** Private
Address: 92 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1623777967

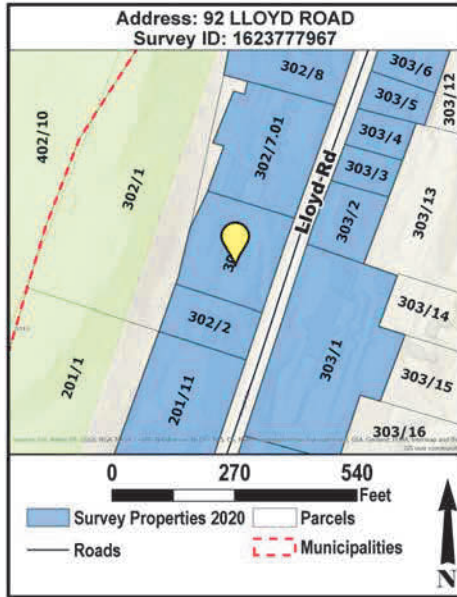
Page 1

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_302_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422376

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

162377967

PROPERTY REPORT

Property ID: **-4648252**

Property Name: 99 LLOYD ROAD
Address: 99 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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 centrally-placed entrance bay. The main entrance is set beneath a monumental 2-story portico, the house's character-defining feature, which displays Ionic columns a modillion block cornice and a roofline balustrade. The paneled main entrance door is flanked by plate glass sidelights and framed by Ionic 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-4648252

Page 1

Registration and Status Dates:

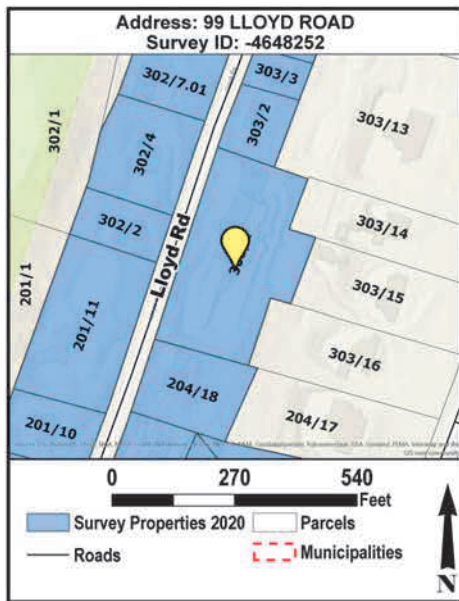
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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)
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 Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422377

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-4648252

ELIGIBILITY WORKSHEET - Properties

Property ID -4648252

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 Ionic columns, corner quoining and window lintel keystones.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-4648252

Page 3

PROPERTY REPORT

Property ID: **669816870**

Property Name: 102 LLOYD ROAD **Ownership:** Private
Address: 102 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

669816870

Page 1

(Primary Contact)

Certification of Eligibility:

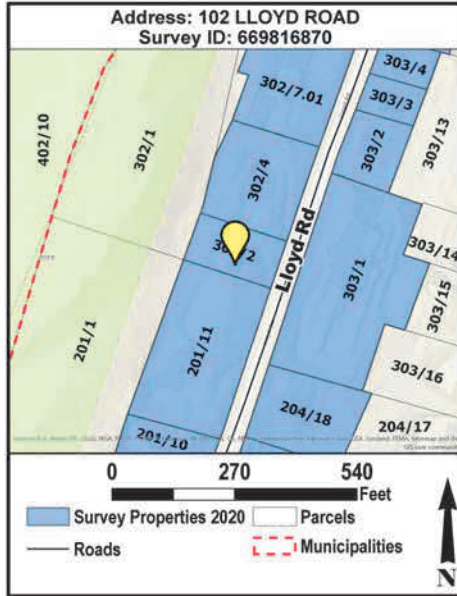
Other Designation Date:

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_302_2

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422375

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

669816870

PROPERTY REPORT

Property ID: **616000977**

Property Name: 117 LLOYD ROAD **Ownership:** Private
Address: 117 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

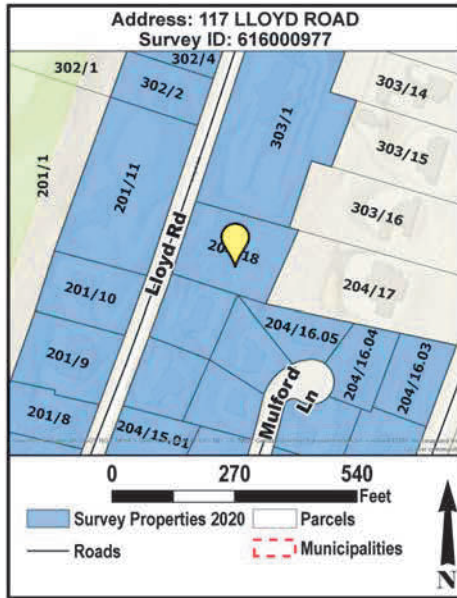
616000977

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422383

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

616000977

Page 2

PROPERTY REPORT

Property ID: **-1802163317**

Property Name: Highwall
Address: 120 LLOYD ROAD RD
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1802163317

Page 1

(Primary Contact)

Certification of Eligibility:

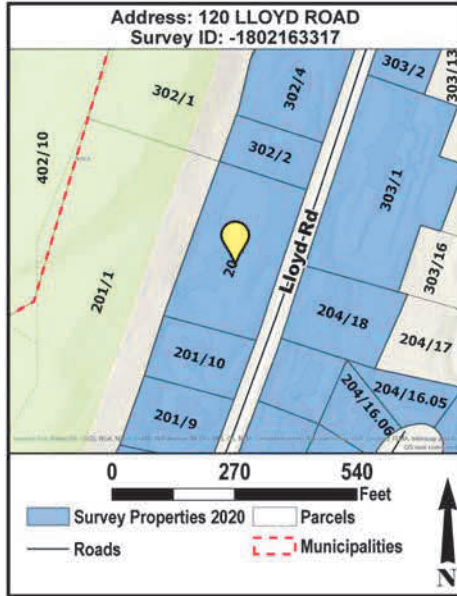
Other Designation Date:

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)
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_201_11
SURVEY: ESS GB 93 v4; HSI: 0713-858

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1836

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1802163317

BUILDING ATTACHMENT

Common Name: 120 Lloyd Road

Historic Name: Highwall

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1928 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1928 **Construction End Date:** 1928

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Wood, Shingle

Stories: 2.5

Exterior Finish 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 ends. 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 Grolleyer, 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::

Type:	Name:	Person/Firm Description:
Other	Everette Lee DeGrolleyer	Original Owner
Other	Elmer Holmes Bobst	Previous Owner

Date form completed: 4/27/2021

ELIGIBILITY WORKSHEET - Properties

Property ID -1802163317

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 No

National Register Criteria: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1802163317

Page 4

PROPERTY REPORT

Property ID: **-876144880**

Property Name: 124 LLOYD ROAD **Ownership:** Private
Address: 124 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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?: <input type="checkbox"/>	SHPO Opinion:
	National Register:	Local Designation:
	New Jersey Register:	Other Designation:
	Determination of Eligibility:	

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-876144880

Page 1

(Primary Contact)

Certification of Eligibility:

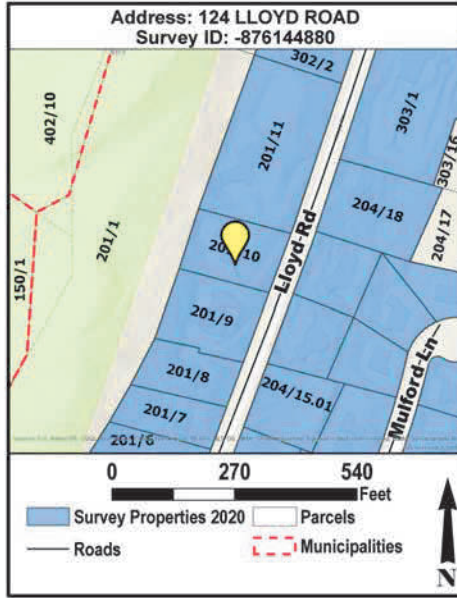
Other Designation Date:

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)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_201_10
SURVEY: ESS GB 93 v4; HSI: 0713-859

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422382

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-876144880

BUILDING ATTACHMENT

Common Name: 124 Lloyd Road

Historic Name: 124 Lloyd Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1910 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1910 **Construction End Date:** 1910

Style: Wrightian Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Unknown

Stories: 2

Exterior Finish 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

Architect/Designer::

Type: _____ **Name:** _____ **Person/Firm Description:** _____

Date form completed:

4/28/2021

New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

Property ID -876144880

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: 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 Craftsman Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-876144880

Page 4

PROPERTY REPORT

Property ID: 194571481

Property Name: 125 LLOYD ROAD
Address: 125 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

194571481

Page 1

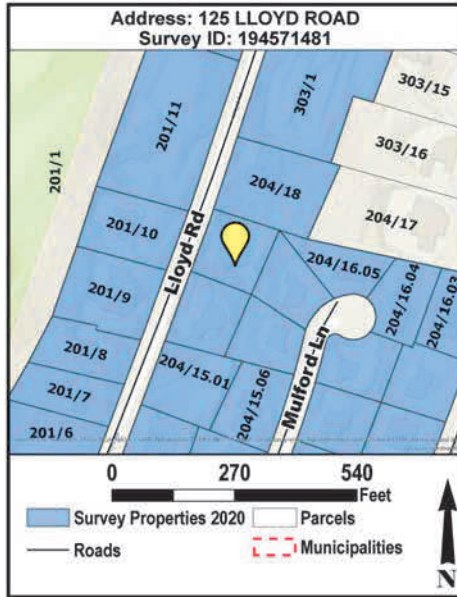
(Primary Contact)

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_16.09

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422374

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

194571481

PROPERTY REPORT

Property ID: **-687423438**

Property Name: 126 LLOYD ROAD
Address: 126 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-687423438

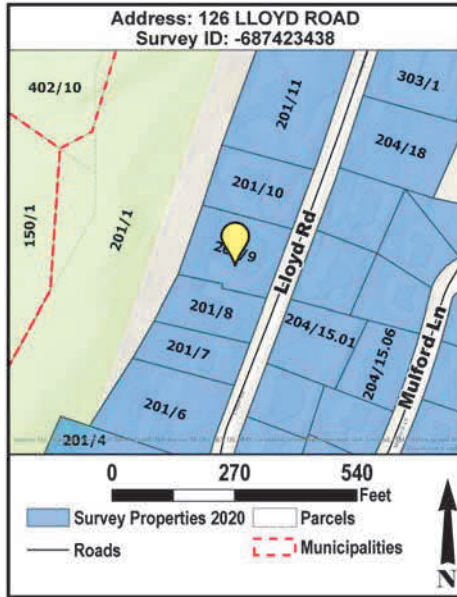
Page 1

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_201_9

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 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

PROPERTY REPORT

Property ID: **-835207368**

Property Name: 127 LLOYD ROAD **Ownership:** Private
Address: 127 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-835207368

Page 1

Certification of Eligibility:

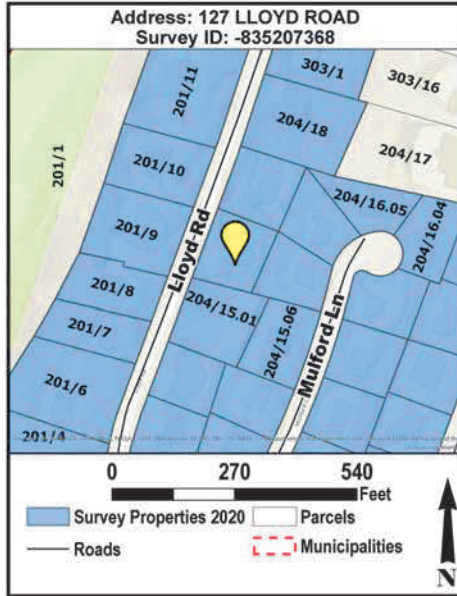
Other Designation Date:

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_16.08

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422373

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-835207368

PROPERTY REPORT

Property ID: -1589057387

Property Name: 130 LLOYD ROAD **Ownership:** Private
Address: 130 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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: **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)

-1589057387

Organization: E2 Project Management

Certification of Eligibility:

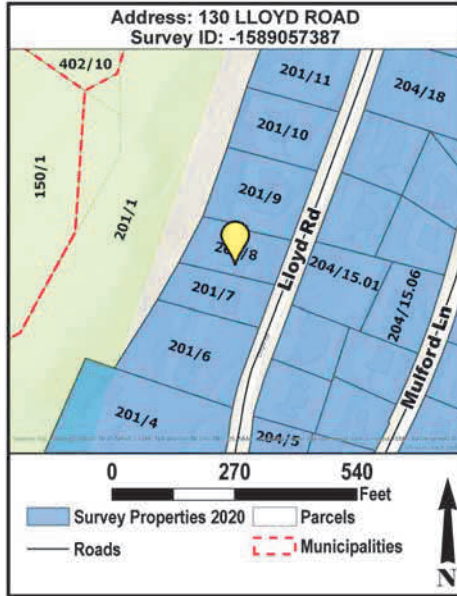
Other Designation Date:

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 Parcel Data	2019		

Additional Information:

0713_201_8

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422346

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1589057387

PROPERTY REPORT

Property ID: -1599058675

Property Name: 131 LLOYD ROAD **Ownership:** Private
Address: 131 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

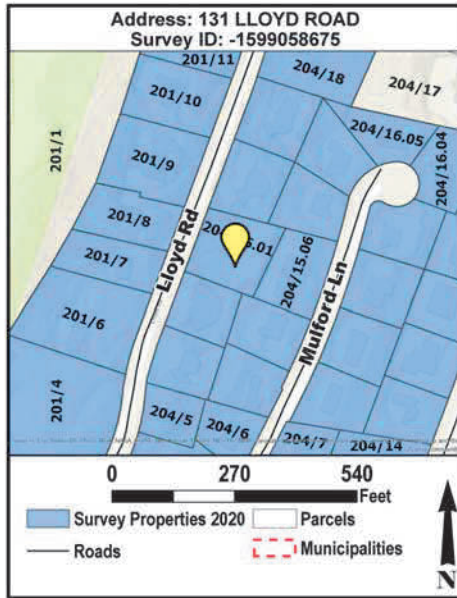
Setting:
Laid in the early twentieth century, Lloyd Road occupies a narrow shelf running parallel to the ridge. Properties on the west are set up above the road with a commanding view of Manhattan while properties on the east side are lower on the slope, though still possessing an envious view. Houses 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 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_204_15.01

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422354

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1599058675

Page 2

PROPERTY REPORT

Property ID: **2041666404**

Property Name: 138 LLOYD ROAD **Ownership:** Private
Address: 138 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	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.

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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

Property ID:

2041666404

Page 1

(Primary Contact)

Certification of Eligibility:

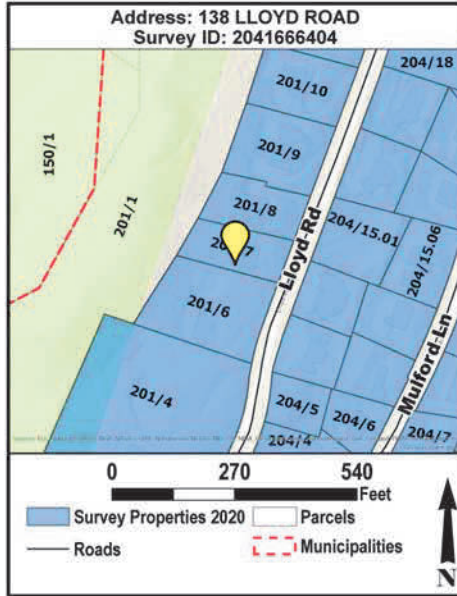
Other Designation Date:

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_201_7

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422345

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2041666404

PROPERTY REPORT

Property ID: **1719089482**

Property Name: 139 LLOYD ROAD
Address: 139 LLOYD ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:**

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.

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

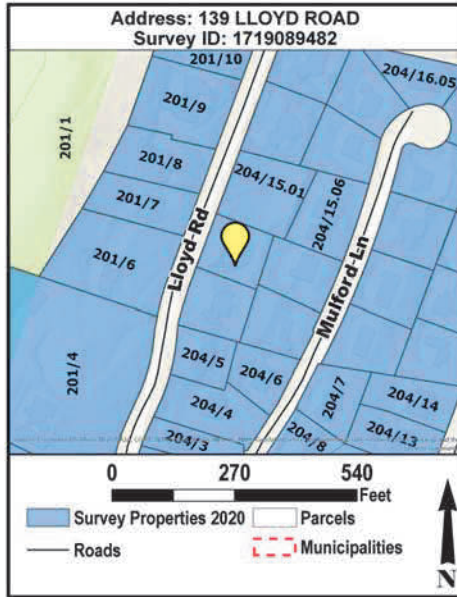
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_204_15.02

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422355

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1719089482

PROPERTY REPORT

Property ID: **-2131915261**

Property Name: 145 LLOYD ROAD **Ownership:** Private
Address: 145 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2131915261

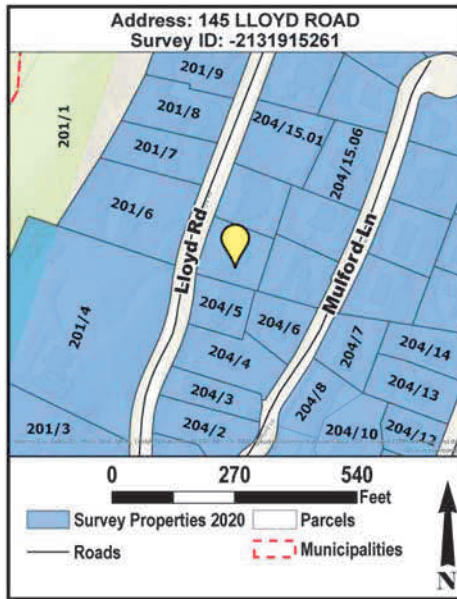
Page 1

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_15.03

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422356

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2131915261

PROPERTY REPORT

Property ID: **-1378922033**

Property Name: 146 LLOYD ROAD
Address: 146 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 double-hung 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
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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1378922033

Page 1

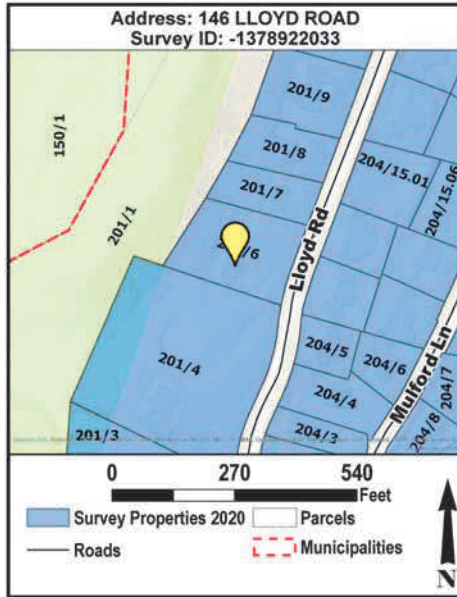
(Primary Contact)

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_201_6

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: 422344

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1378922033

PROPERTY REPORT

Property ID: 1501178288

Property Name: 153 LLOYD ROAD **Ownership:** Private
Address: 153 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	5

Property Photo:



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

Registration and Status Dates:

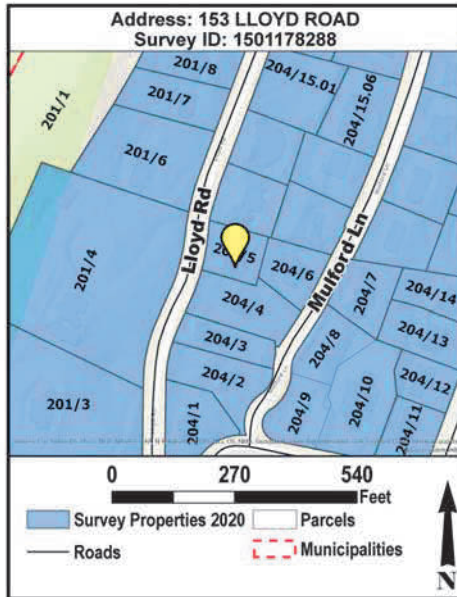
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_204_5

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422349

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1501178288

PROPERTY REPORT

Property ID: **-613132346**

Property Name: 160 LLOYD ROAD **Ownership:** Private
Address: 160 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Registration and Status Dates:

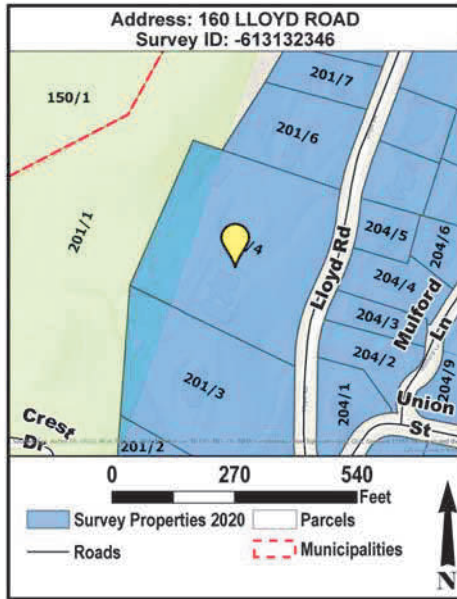
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

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? (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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422343

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-613132346

Page 2

PROPERTY REPORT

Property ID: **254261907**

Property Name: 161 LLOYD ROAD
Address: 161 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

254261907

Page 1

Certification of Eligibility:

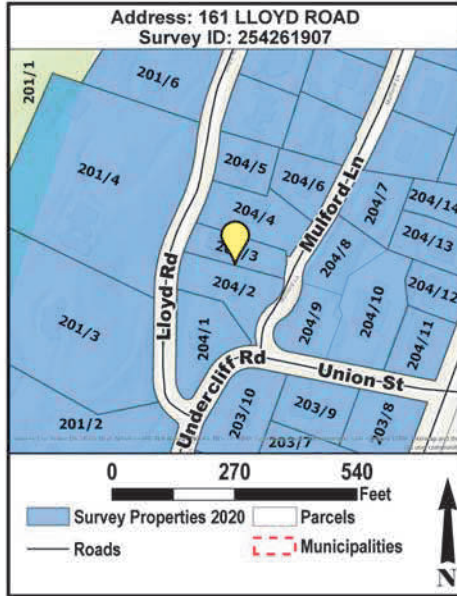
Other Designation Date:

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_3
SURVEY: ESS GB 93 v4; HSI: 0713-860

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: 422340

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

254261907

PROPERTY REPORT

Property ID: **1714293533**

Property Name: 165 LLOYD ROAD **Ownership:** Private
Address: 165 LLOYD ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 and Status Dates:	National Historic Landmark?: <input type="checkbox"/>	National Register:	SHPO Opinion:
		New Jersey Register:	Local Designation:
		Determination of Eligibility:	Other Designation:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1714293533

Page 1

Certification of Eligibility:

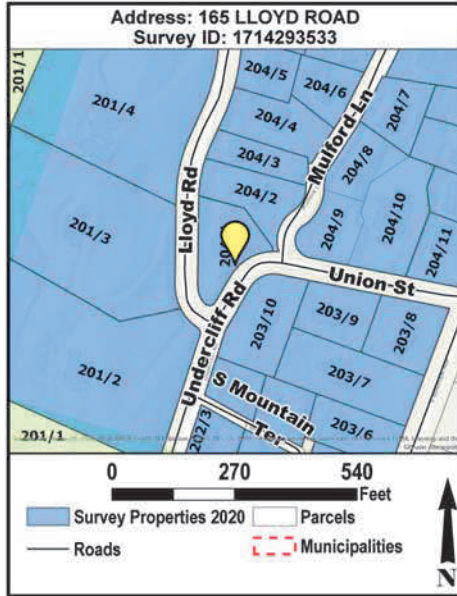
Other Designation Date:

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_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422338

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1714293533

Page 2

PROPERTY REPORT

Property ID: **1490096453**

Property Name: 172 LLOYD ROAD
Address: 172 LLOYD ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

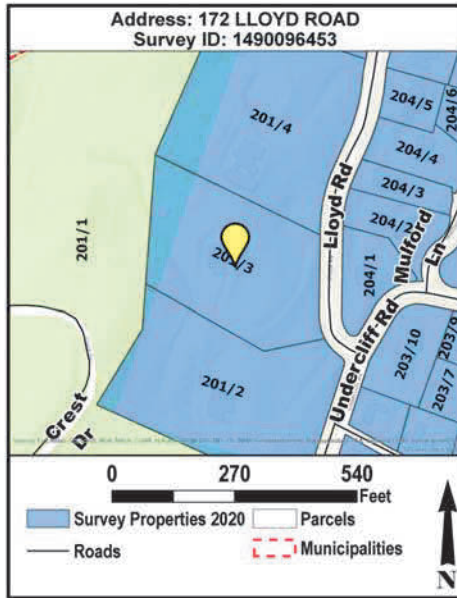
Property ID:

1490096453

Page 1

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_201_3
SURVEY: ESS GB 93 v4; HSI: 0713-861

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 235264

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1490096453

Page 2

PROPERTY REPORT

Property ID: **1699828928**

Property Name: 4 LOCUST DRIVE **Ownership:** Private
Address: 4 LOCUST DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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 Ionic columns delineates the main entrance; the single leaf paneled entrance door is flanked 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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1699828928

Page 1

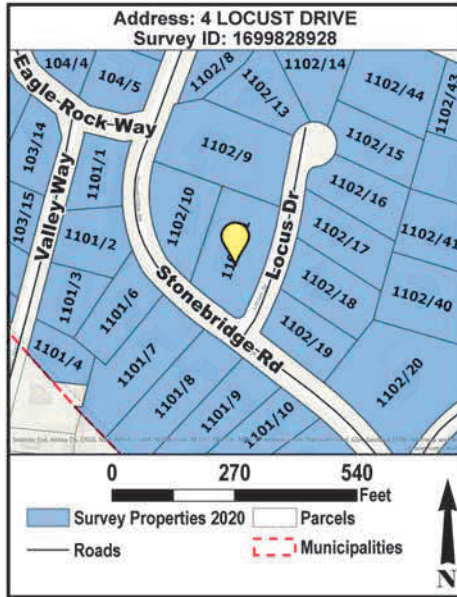
(Primary Contact)

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_11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422176

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1699828928

PROPERTY REPORT

Property ID: **760370138**

Property Name: 5 LOCUST DRIVE
Address: 5 LOCUST DRIVE DR

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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:

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:

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:

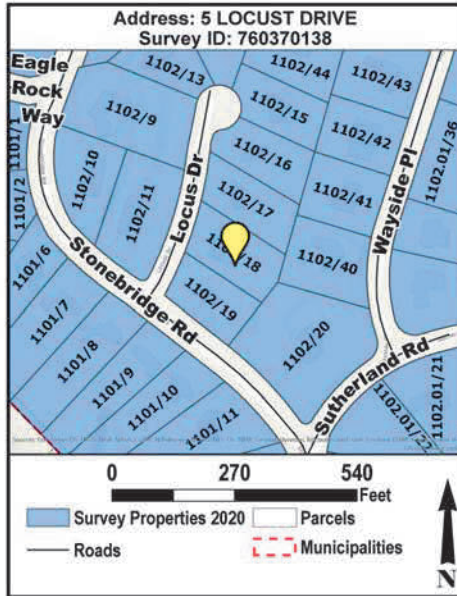
760370138

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1102_18

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422182

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

760370138

Page 2

PROPERTY REPORT

Property ID: **453278685**

Property Name: 9 LOCUST DRIVE
Address: 9 LOCUST DRIVE DR

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	17

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

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:

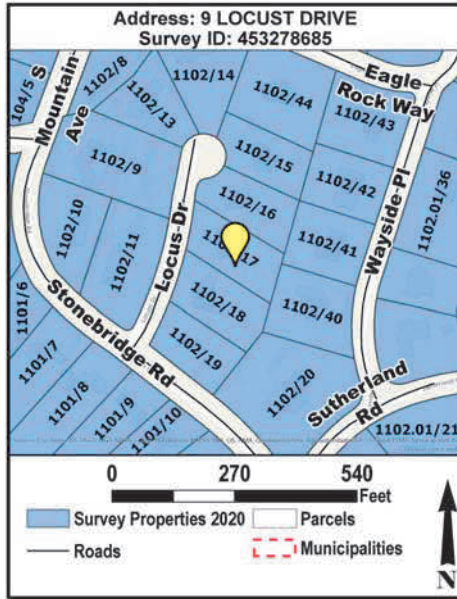
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_17

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422181

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

453278685

PROPERTY REPORT

Property ID: **1366320577**

Property Name: 12 LOCUST DRIVE **Ownership:** Private
Address: 12 LOCUST DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 single 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 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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1366320577

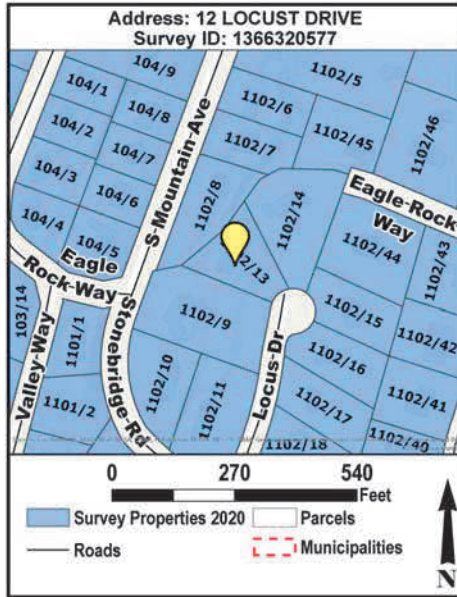
Page 1

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_13

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422177

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1366320577

PROPERTY REPORT

Property ID: 725307596

Property Name: 15 LOCUST DRIVE
Address: 15 LOCUST DRIVE DR

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	16

Property Photo:



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 Name: Estate Potential Historic Resource Area

Property ID:

Page 1

Surveyor: Scott Wieczorek

(Primary Contact)

725307596

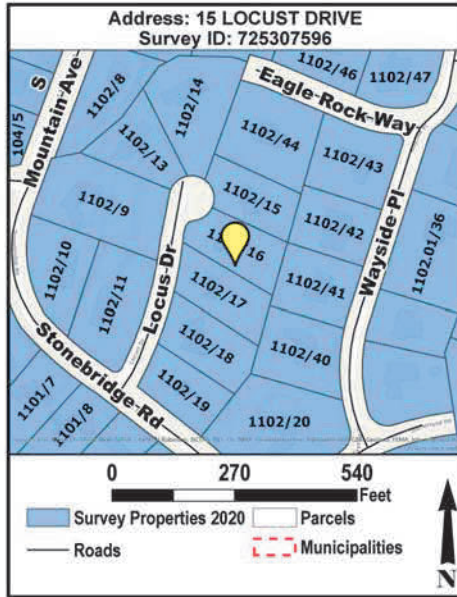
Organization: E2 Project Management

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_16

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422180

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

725307596

PROPERTY REPORT

Property ID: -1217574674

Property Name: 16 LOCUST DRIVE **Ownership:** Private
Address: 16 LOCUST DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1217574674

Page 1

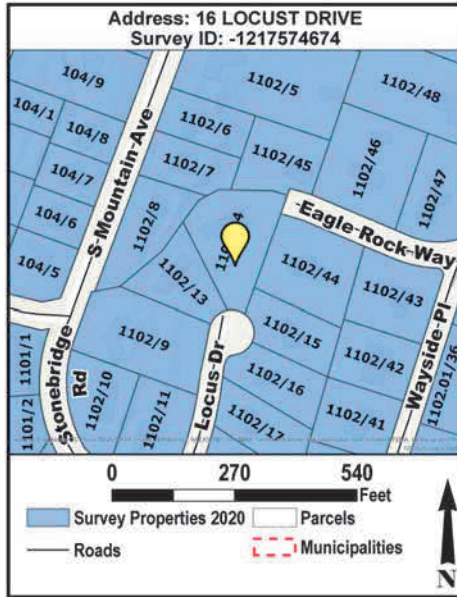
(Primary Contact)

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_14

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422178

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1217574674

PROPERTY REPORT

Property ID: **-2093242921**

Property Name: 19 LOCUST DRIVE
Address: 19 LOCUST DRIVE DR

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2093242921

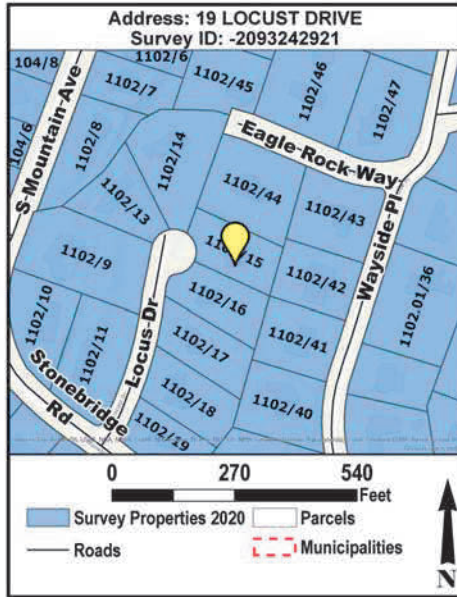
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Eligibility Worksheet included in present survey?

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_15

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422179

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2093242921

PROPERTY REPORT

Property ID: **1010177369**

Property Name: 60 MELROSE PLACE
Address: 60 MELROSE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1010177369

Page 1

Certification of Eligibility:

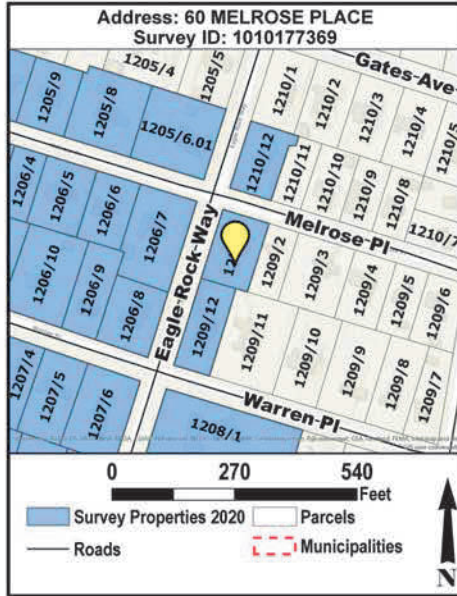
Other Designation Date:

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_1209_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

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

PROPERTY REPORT

Property ID: **-42085082**

Property Name: 63 MELROSE PLACE
Address: 63 MELROSE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-42085082

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:

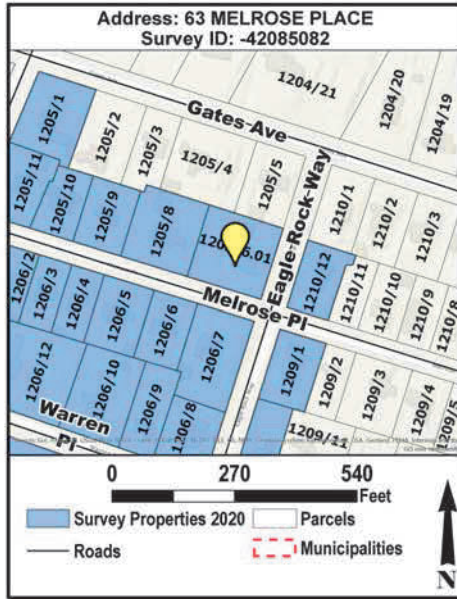
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1205_6.01

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422117

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-42085082

PROPERTY REPORT

Property ID: **1089218129**

Property Name: 64 MELROSE PLACE
Address: 64 MELROSE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1089218129

Page 1

(Primary Contact)

Registration and Status Dates:

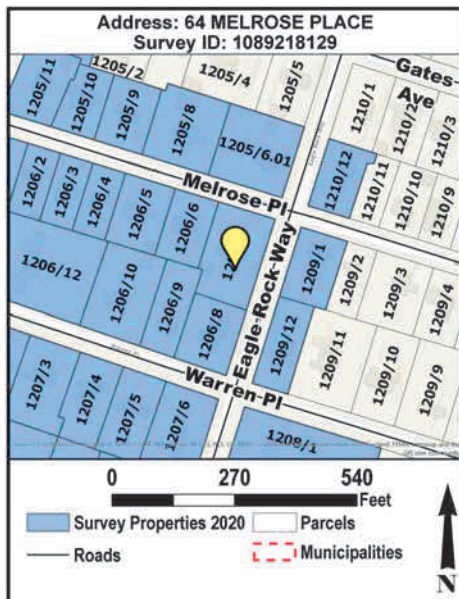
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_7

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: 422252

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1089218129

PROPERTY REPORT

Property ID: **-1662615152**

Property Name: 66 MELROSE PLACE
Address: 66 MELROSE PLACE PL
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1662615152

Page 1

(Primary Contact)

Registration and Status Dates:

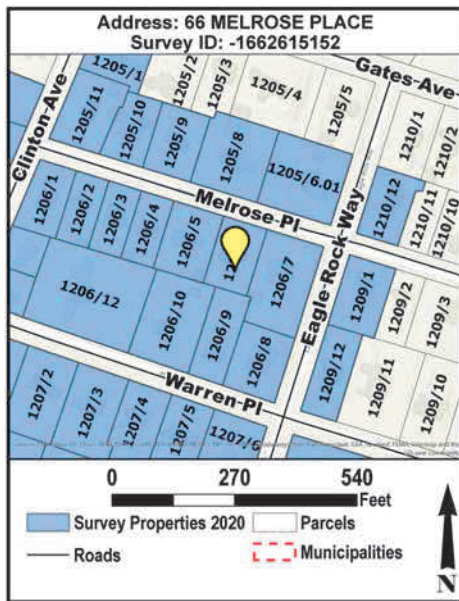
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1206_6

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: 422251

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1662615152

PROPERTY REPORT

Property ID: **-988910850**

Property Name: 67 MELROSE PLACE
Address: 67 MELROSE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

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 cross-gable 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-988910850

Page 1

(Primary Contact)

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_1205_8

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: 422318

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-988910850

PROPERTY REPORT

Property ID: **-1359071189**

Property Name: 68 MELROSE PLACE
Address: 68 MELROSE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1359071189

Page 1

(Primary Contact)

Registration and Status Dates:

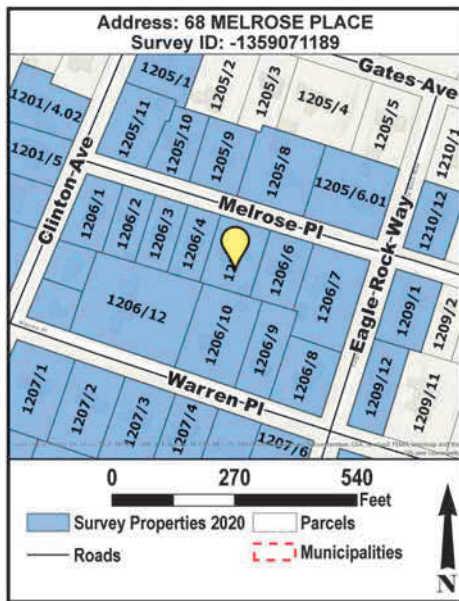
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1206_5

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: 422250

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1359071189

PROPERTY REPORT

Property ID: **-517406041**

Property Name: 69 MELROSE PLACE
Address: 69 MELROSE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-517406041

Page 1

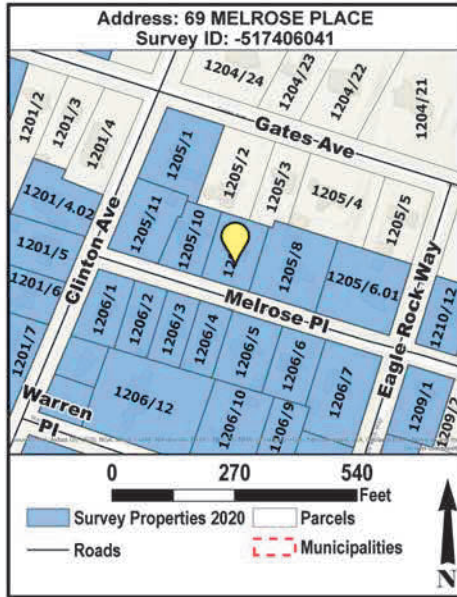
(Primary Contact)

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_1205_9

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: 422319

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-517406041

PROPERTY REPORT

Property ID: **168611090**

Property Name: 70 MELROSE PLACE
Address: 70 MELROSE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

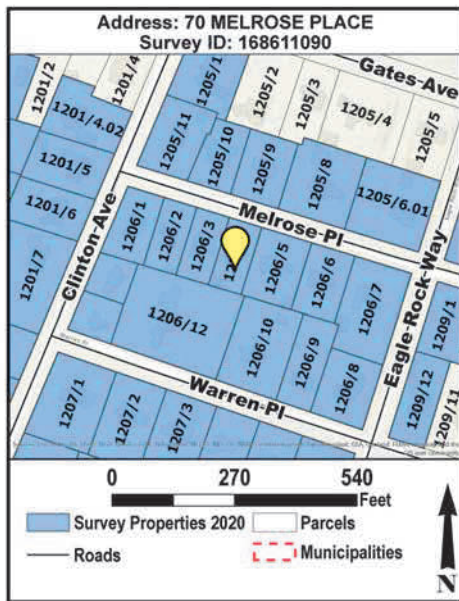
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_4

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: 422249

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

168611090

PROPERTY REPORT

Property ID: **324501852**

Property Name: 71 MELROSE PLACE **Ownership:** Private
Address: 71 MELROSE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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 side-gable 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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

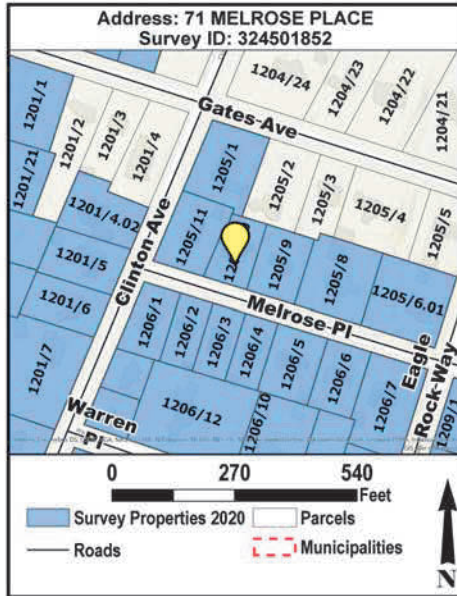
Property ID:

324501852

Page 1

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1205_10

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: 422320

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

324501852

Page 2

PROPERTY REPORT

Property ID: **-722922251**

Property Name: 72 MELROSE PLACE
Address: 72 MELROSE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1206	3

Property Photo:



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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-722922251

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:

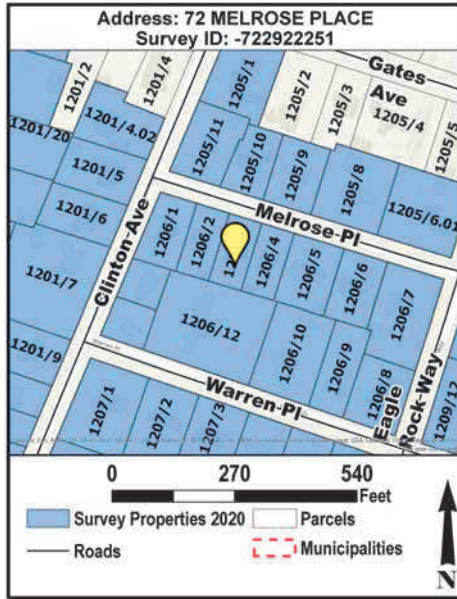
Other Designation Date:

Eligibility 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_1206_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: 422248

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-722922251

PROPERTY REPORT

Property ID: **-1499769532**

Property Name: 74 MELROSE PLACE
Address: 74 MELROSE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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, tryglyph-ornamented 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1499769532

Page 1

(Primary Contact)

and annual foliage and which create a sense of harmony with the remainder of the Estate area.

Registration and Status Dates:

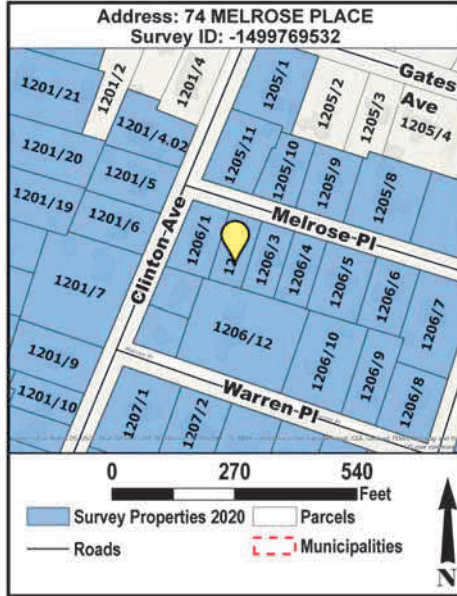
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author: Township of Montclair Title: GIS Tax Parcel Data Year: 2019 HPO Accession #: (if applicable)

Additional Information:

0713_1206_2

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: 422247

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1499769532

PROPERTY REPORT

Property ID: **1247019546**

Property Name: 2 MULFORD LANE
Address: 2 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1247019546

Page 1

Registration and Status Dates:

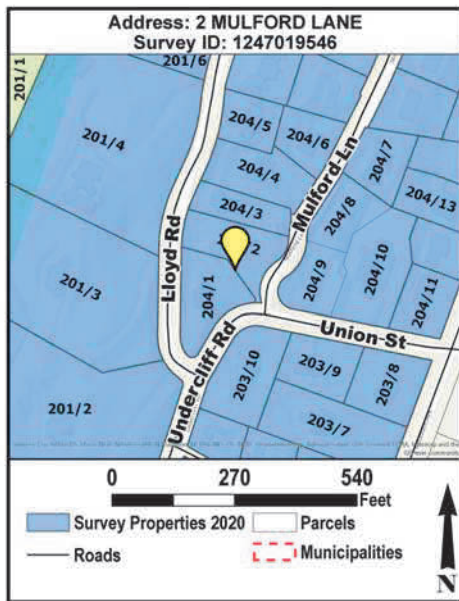
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_2

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: 422339

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1247019546

PROPERTY REPORT

Property ID: **1868346571**

Property Name: 8 MULFORD LANE
Address: 8 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1868346571

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 Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422348

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1868346571

PROPERTY REPORT

Property ID: **2012050417**

Property Name: 10 MULFORD LANE
Address: 10 MULFORD LANE LN

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 side-gable 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2012050417

Certification of Eligibility:

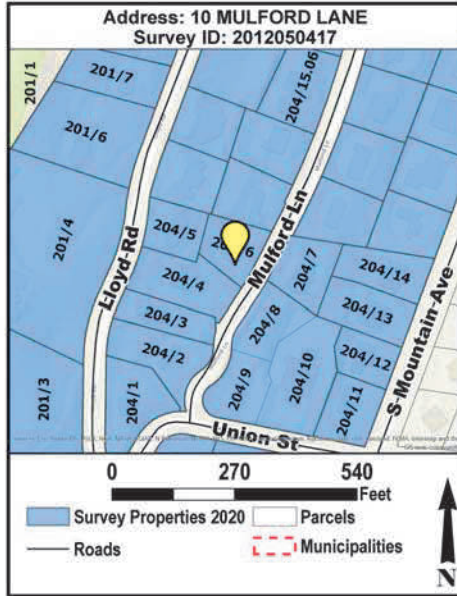
Other Designation Date:

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_6

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422350

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2012050417

PROPERTY REPORT

Property ID: **1915217758**

Property Name: 11 MULFORD LANE
Address: 11 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

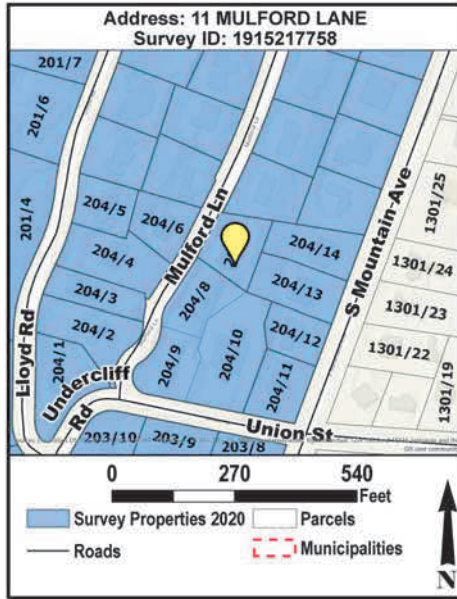
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_7

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422351

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1915217758

PROPERTY REPORT

Property ID: **-921130872**

Property Name: 14 MULFORD LANE
Address: 14 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

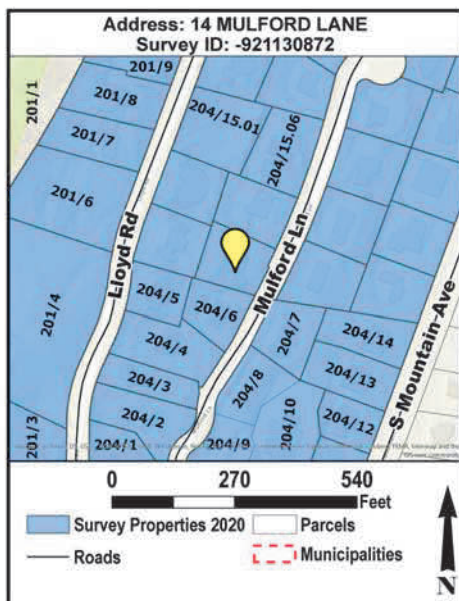
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_15.04

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422357

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-921130872

PROPERTY REPORT

Property ID: **-1949820795**

Property Name: 15 MULFORD LANE
Address: 15 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1949820795

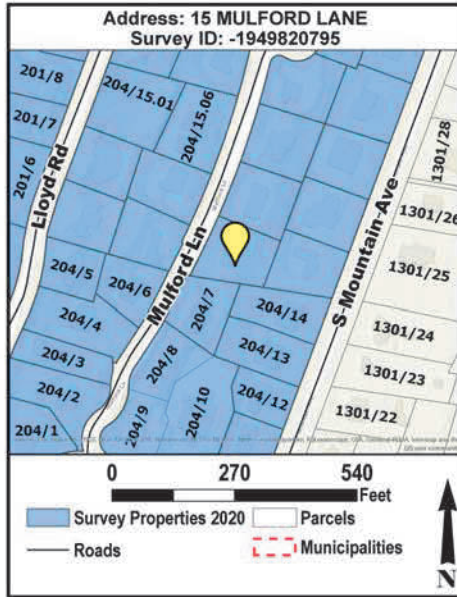
Page 1

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_15.10

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422362

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1949820795

PROPERTY REPORT

Property ID: **-88092695**

Property Name: 18 MULFORD LANE
Address: 18 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-88092695

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Certification of Eligibility:

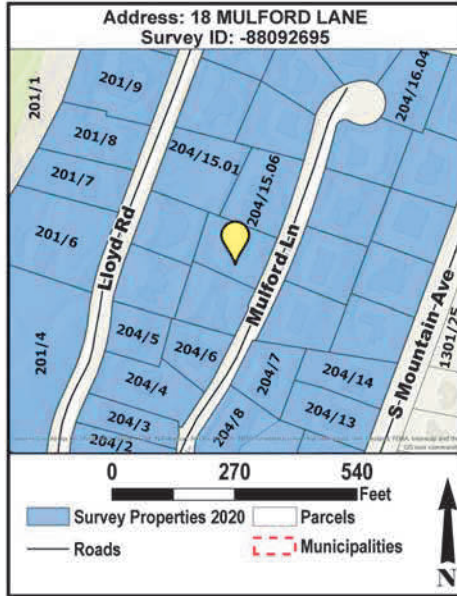
Other Designation Date:

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_15.05

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422358

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-88092695

PROPERTY REPORT

Property ID: **-579489516**

Property Name: 19 MULFORD LANE
Address: 19 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-579489516

Certification of Eligibility:

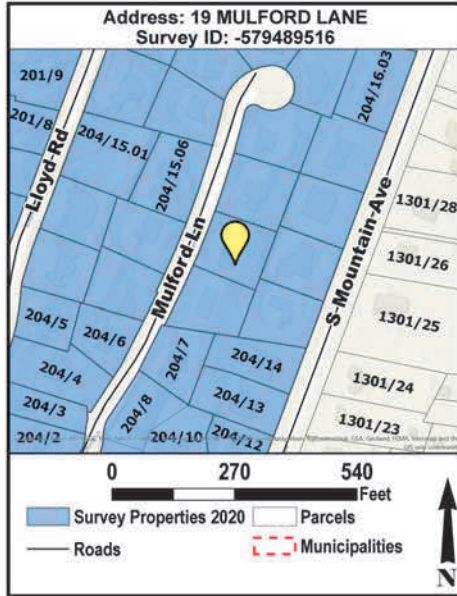
Other Designation Date:

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_15.09

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422361

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-579489516

PROPERTY REPORT

Property ID: **-1782390282**

Property Name: 22 MULFORD LANE
Address: 22 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1782390282

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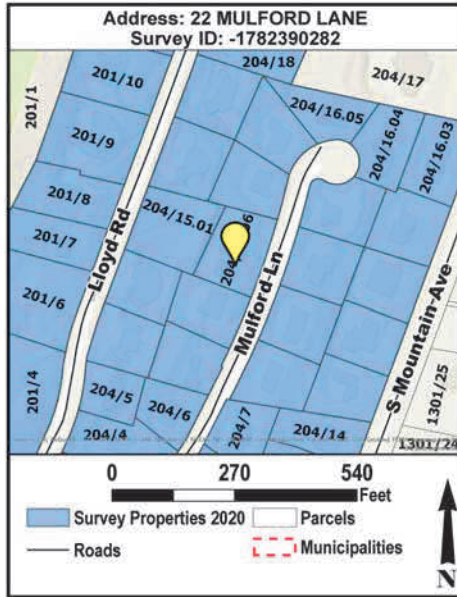
(Primary Contact)

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_15.06

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422359

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1782390282

PROPERTY REPORT

Property ID: -142975629

Property Name: 24 MULFORD LANE
Address: 24 MULFORD LANE LN

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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:

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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

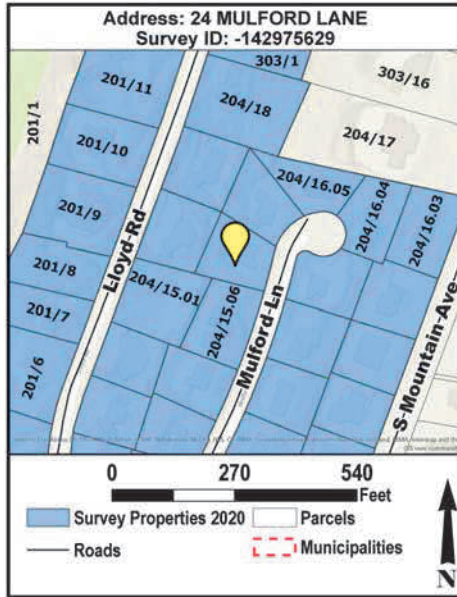
-142975629

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_16.07

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422372

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-142975629

PROPERTY REPORT

Property ID: **-1715160001**

Property Name: 25 MULFORD LANE
Address: 25 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1715160001

Page 1

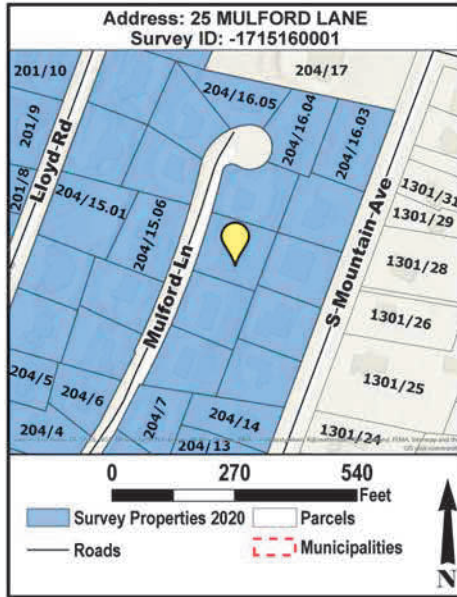
(Primary Contact)

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_15.08

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422360

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1715160001

PROPERTY REPORT

Property ID: **-864625542**

Property Name: 26 MULFORD LANE
Address: 26 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-864625542

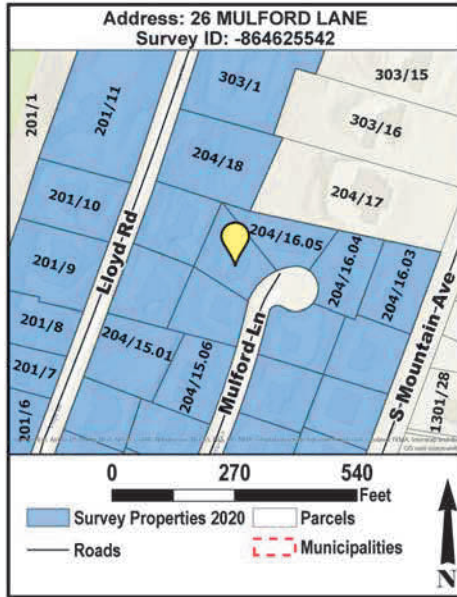
Page 1

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_16.06

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422371

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-864625542

PROPERTY REPORT

Property ID: 290390753

Property Name: 27 MULFORD LANE
Address: 27 MULFORD LANE LN
Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

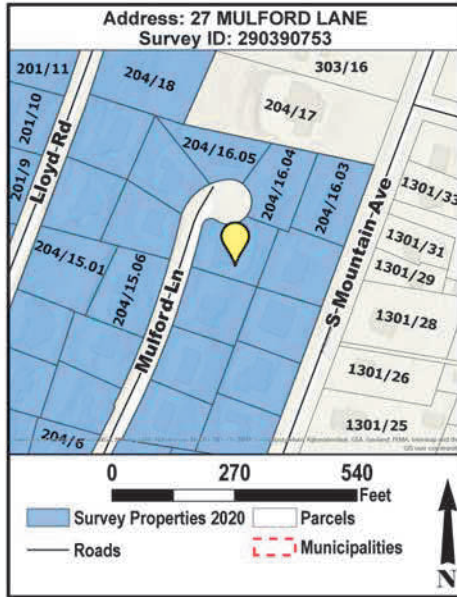
290390753

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_16.01

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422366

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

290390753

Page 2

PROPERTY REPORT

Property ID: **69554284**

Property Name: 29 MULFORD LANE
Address: 29 MULFORD LANE LN
Apartment #:
Ownership: Private
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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

69554284

Page 1

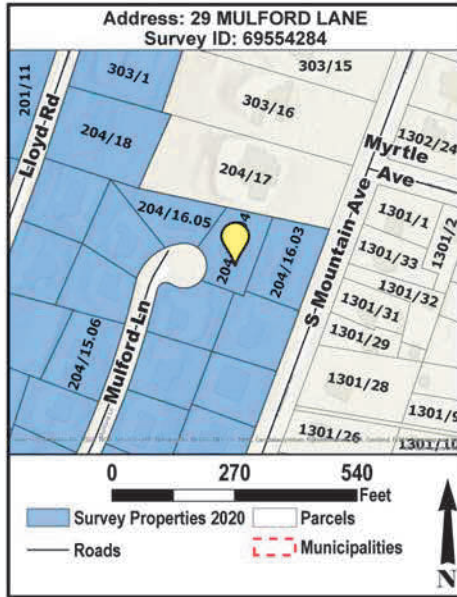
(Primary Contact)

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_16.04

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422369

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

69554284

PROPERTY REPORT

Property ID: **1070607101**

Property Name: 30 MULFORD LANE
Address: 30 MULFORD LANE LN

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	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 high-hipped 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1070607101

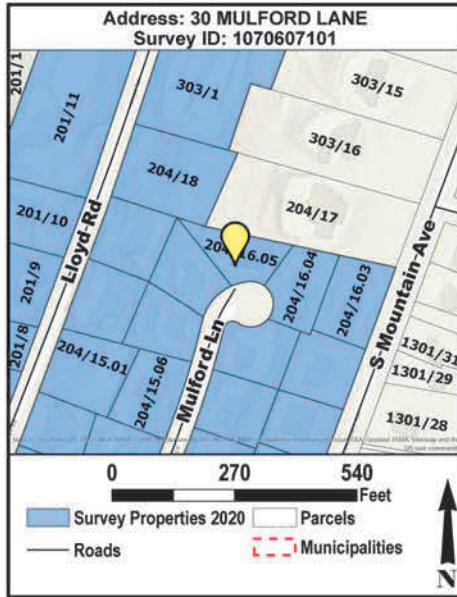
Page 1

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_16.05

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422370

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1070607101

PROPERTY REPORT

Property ID: **1537054340**

Property Name: MURRAY STREET
Address: MURRAY STREET ST
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	19

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER 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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

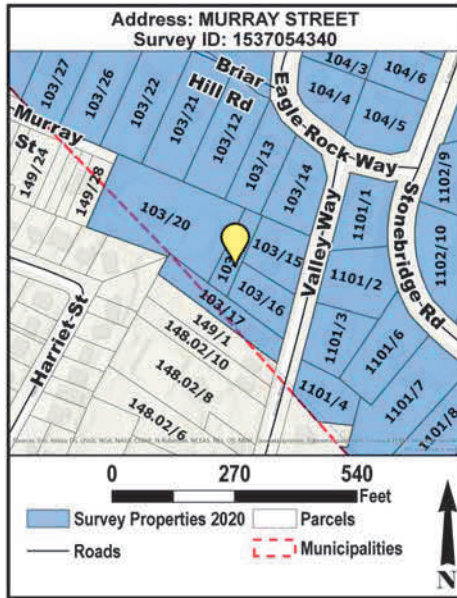
Property ID:

1537054340

Page 1

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422135

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1537054340

PROPERTY REPORT

Property ID: **-1765515804**

Property Name: 7 RAMSAY ROAD
Address: 7 RAMSAY ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1765515804

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_101_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422215

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1765515804

PROPERTY REPORT

Property ID: **727077936**

Property Name: 11 RAMSAY ROAD **Ownership:** Private
Address: 11 RAMSAY ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 parge 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:

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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

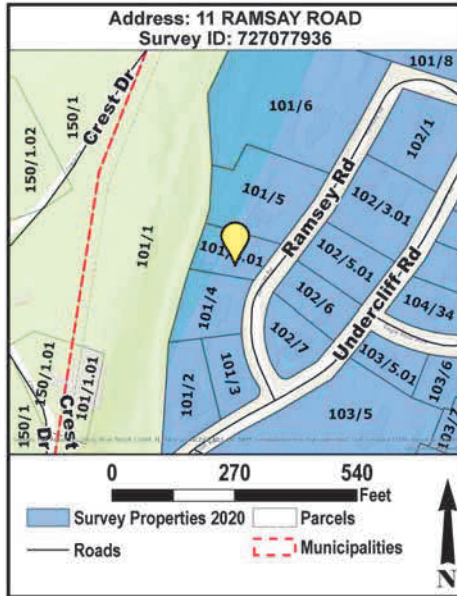
727077936

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422219

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

727077936

Page 2

PROPERTY REPORT

Property ID: **-237020907**

Property Name: 15 RAMSAY ROAD
Address: 15 RAMSAY ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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, Ramsay Road was introduced

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-237020907

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 and Status Dates:

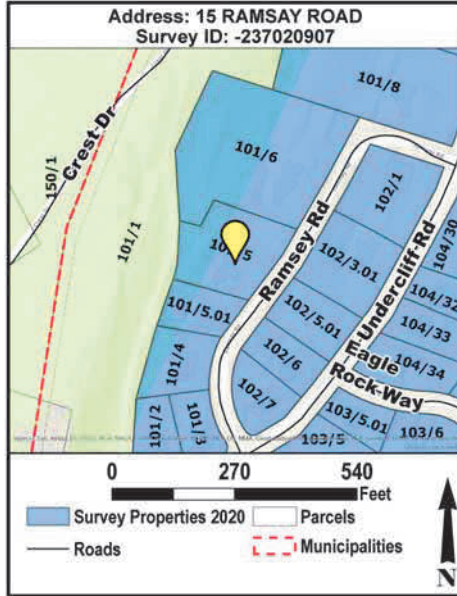
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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

Location Map:

Site 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_101_5
 SURVEY: ESS GB 93 v4; HSI: 0713-862

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422216

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-237020907

Page 2

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 15 Ramsay Road

Historic Name: 15 Ramsay Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1929 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1929 **Construction End Date:** 1929

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 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, 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.

Interior Description:

Alteration Dates:

Architect/Designer::

Date form completed: 4/27/2021

ELIGIBILITY WORKSHEET - Properties

Property ID -237020907

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-237020907

Page 4

PROPERTY REPORT

Property ID: **-896825678**

Property Name: 25 RAMSAY ROAD
Address: 25 RAMSAY ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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

Property ID:

-896825678

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

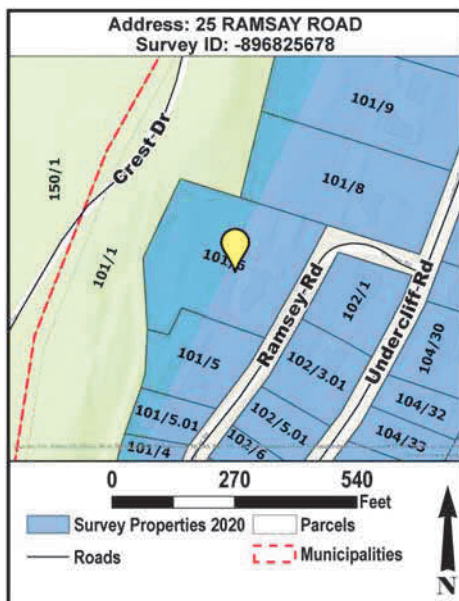
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_101_6

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422217

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-896825678

BUILDING ATTACHMENT

Common Name: 25 Ramsay Road

Historic Name: 25 Ramsay Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1931 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1931 **Construction End Date:** 1931

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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

Property ID -896825678

History:

Constructed in 1931.

Statement of Significance:

Building is a significant example of the Tudor Revival style with characteristic features such as slate roofs, tall sloping end gable, and half-timbering.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-896825678

Page 4

PROPERTY REPORT

Property ID: **481036279**

Property Name: 94 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 94 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	16.03

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

481036279

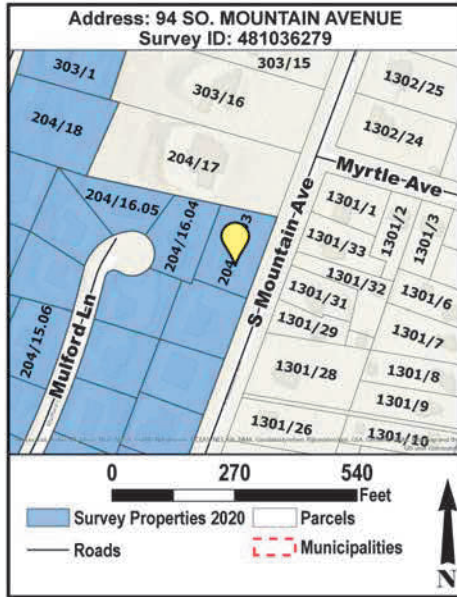
Page 1

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_16.03

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422368

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

481036279

PROPERTY REPORT

Property ID: **448374670**

Property Name: 100 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 100 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	204	16.02

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

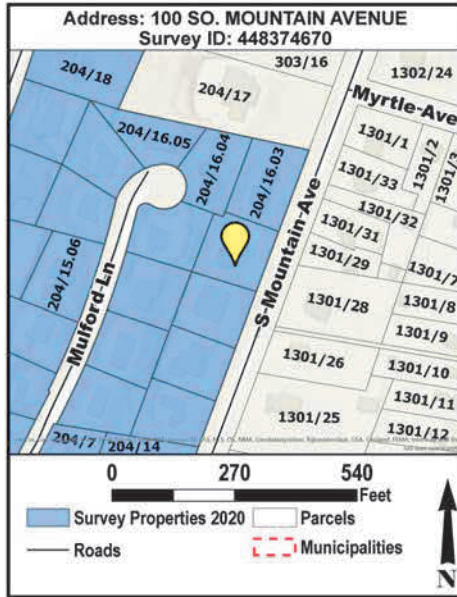
448374670

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_16.02

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422367

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

448374670

Page 2

PROPERTY REPORT

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:	Lot:
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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-366167456

Page 1

Certification of Eligibility:

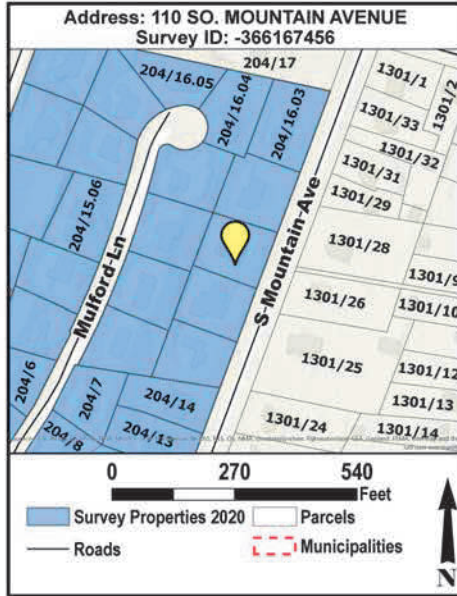
Other Designation Date:

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_15.13

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422365

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-366167456

Certification of Eligibility:

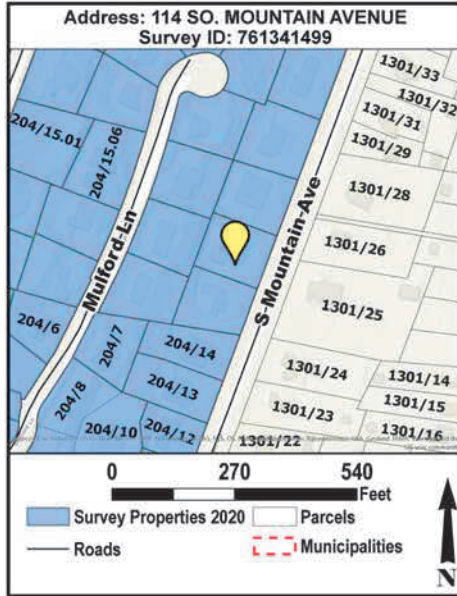
Other Designation Date:

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_15.12

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422364

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

761341499

Page 2

PROPERTY REPORT

Property ID: **-1603023518**

Property Name: 118 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 118 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 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:**

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1603023518

Page 1

(Primary Contact)

Certification of Eligibility:

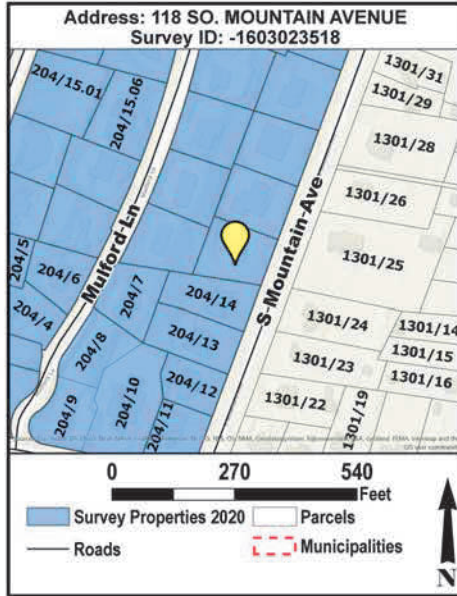
Other Designation Date:

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_15.11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422363

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1603023518

PROPERTY REPORT

Property ID: -1269640004

Property Name: 120 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 120 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:
New Jersey Register:
Determination of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1269640004

Page 1

(Primary Contact)

Certification of Eligibility:

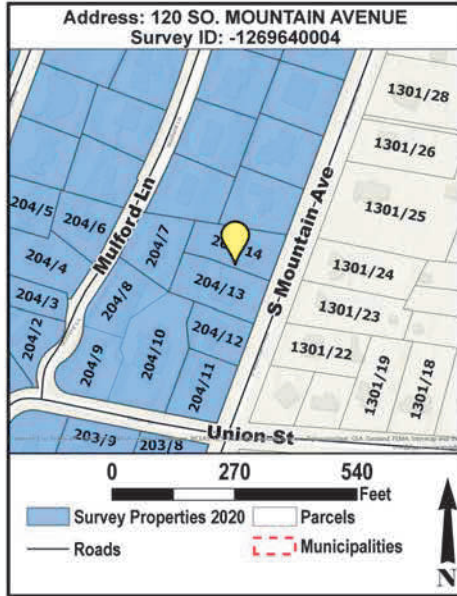
Other Designation Date:

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_14

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422353

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1269640004

PROPERTY REPORT

Property ID: **2014560513**

Property Name: 140 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 140 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2014560513

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:

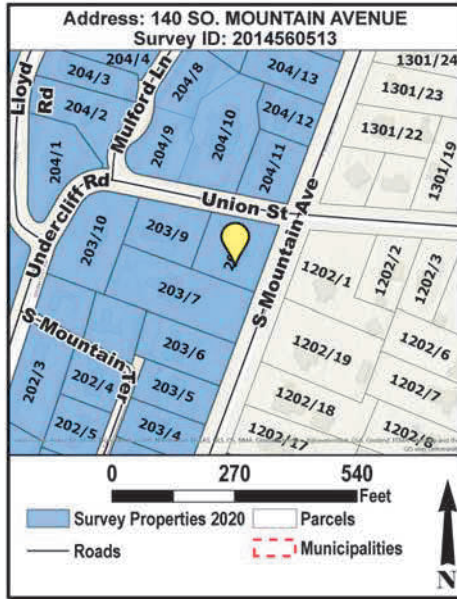
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_203_8

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422334

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2014560513

PROPERTY REPORT

Property ID: **-326910117**

Property Name: 148 SO. MOUNTAIN AVENUE
Address: 148 SO. MOUNTAIN AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 keystone 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 keystone 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.

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:

-326910117

Page 1

Registration and Status Dates:

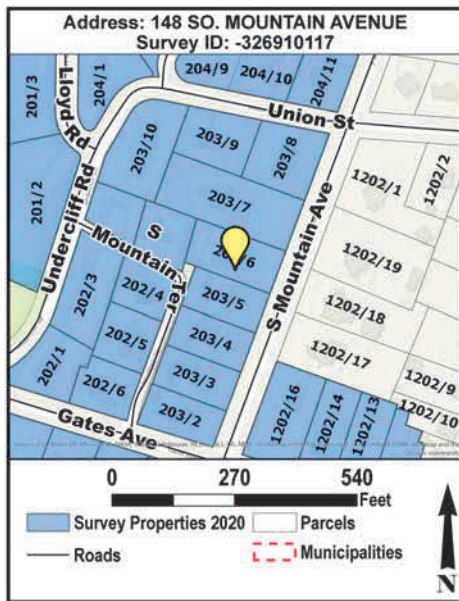
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_203_6
SURVEY: ESS GB 93 v4; HSI: 0713-867

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: 422332

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-326910117

PROPERTY REPORT

Property ID: 1455202050

Property Name: 150 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 150 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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

Registration and Status Dates:

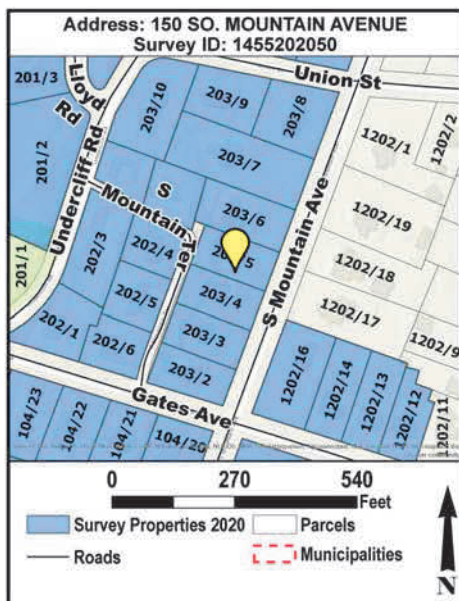
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_203_5

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: 422331

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1455202050

Page 2

PROPERTY REPORT

Property ID: **465301281**

Property Name: 152 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 152 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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.

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

465301281

Page 1

Certification of Eligibility:

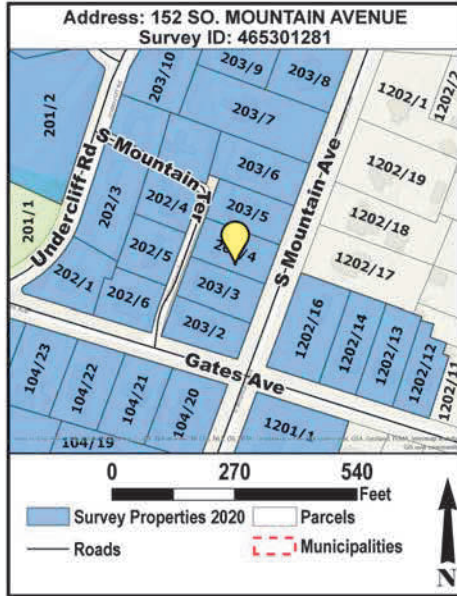
Other Designation Date:

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_203_4

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: 422300

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

465301281

BUILDING ATTACHMENT

Common Name: 152 South Mountain Avenue

Historic Name: 152 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1925 **Construction End Date:** 1925

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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

PROPERTY REPORT

Property ID: **-400528304**

Property Name: 157 SO. MOUNTAIN AVENUE
Address: 157 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1202	16

Property Photo:



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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

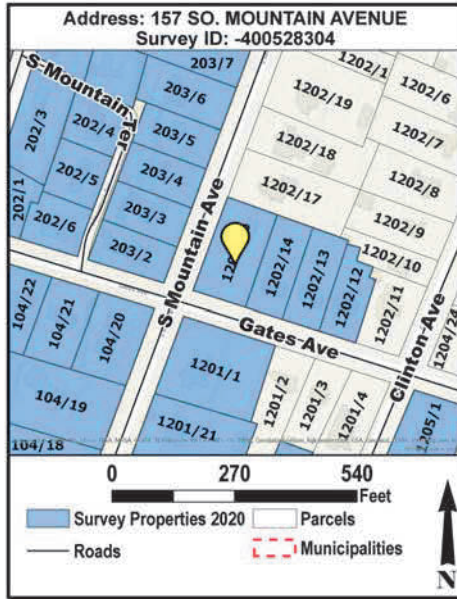
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1202_16

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422316

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-400528304

PROPERTY REPORT

Property ID: **134430624**

Property Name: 158 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 158 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 façade 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

134430624

Page 1

(Primary Contact)

Certification of Eligibility:

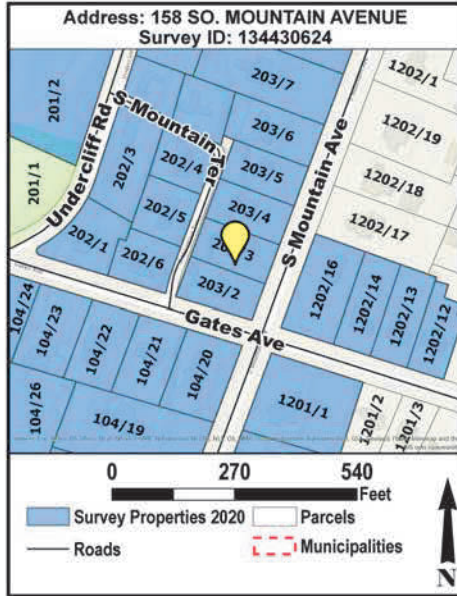
Other Designation Date:

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_203_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: 422299

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

134430624

Page 2

PROPERTY REPORT

Property ID: **-763869061**

Property Name: 164 SO. MOUNTAIN AVENUE
Address: 164 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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 and Status Dates:

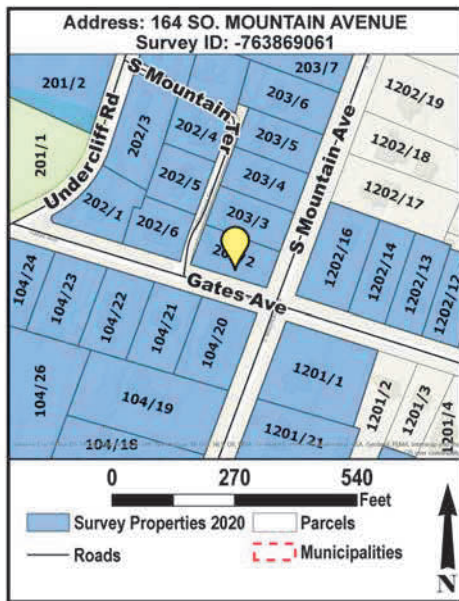
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_203_2

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: 422298

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-763869061

PROPERTY REPORT

Property ID: **524957418**

Property Name: 167 SO. MOUNTAIN AVENUE **Ownership:** 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 character-defining 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 Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

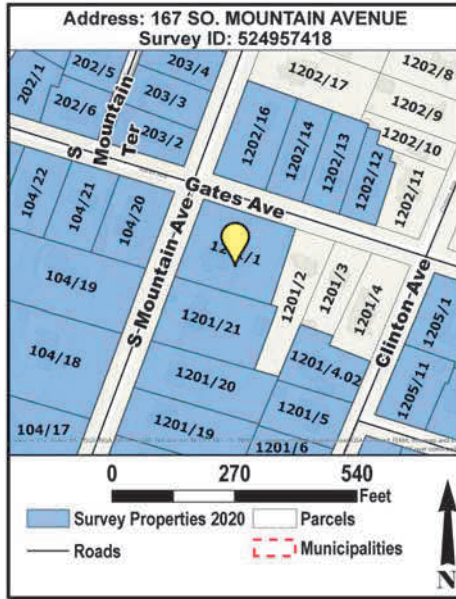
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site 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 v4; HSI: 0713-868

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: 422322

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

524957418

PROPERTY REPORT

Property ID: -682174534

Property Name: 174 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 174 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	20

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-682174534

Certification of Eligibility:

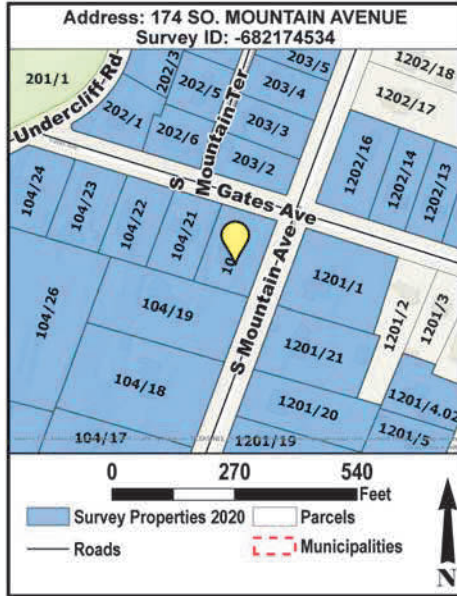
Other Designation Date:

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_104_20

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422306

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-682174534

PROPERTY REPORT

Property ID: **1980627350**

Property Name: 175 SO. MOUNTAIN AVENUE
Address: 175 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	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

Property ID:

1980627350

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

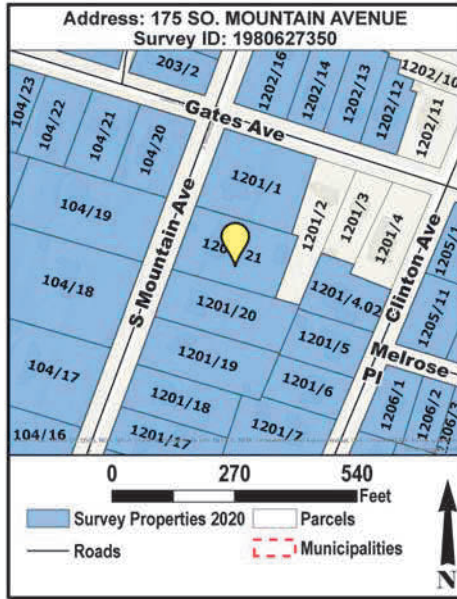
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_21

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: 422326

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1980627350

PROPERTY REPORT

Property ID: **168188733**

Property Name: 176 SO. MOUNTAIN AVENUE
Address: 176 SO. MOUNTAIN AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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 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.

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 Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

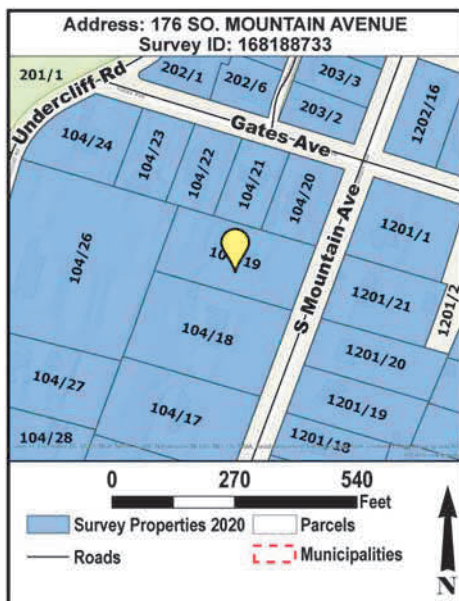
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_104_19
SURVEY: ESS GB 93 v4; HSI: 0713-869

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422305

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

168188733

BUILDING ATTACHMENT

Common Name: 176 South Mountain Avenue

Historic Name: 176 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1865 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1865 **Construction End Date:** 1865

Style: Second Empire Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

168188733

ELIGIBILITY WORKSHEET - Properties

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, elaborate bracketed cornices, and tall first floor windows.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

168188733

Page 4

PROPERTY REPORT

Property ID: **794339756**

Property Name: 180 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 180 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 double-hung 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

794339756

Page 1

Registration and Status Dates:

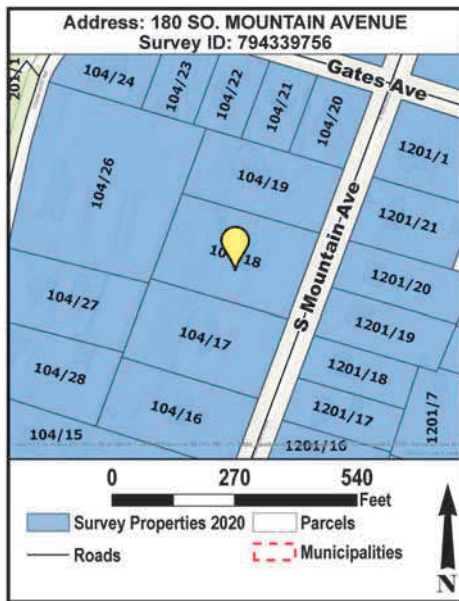
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_18

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: 422304

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

794339756

PROPERTY REPORT

Property ID: **-417551863**

Property Name: 183 SO. MOUNTAIN AVENUE
Address: 183 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1201	20

Property Photo:



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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-417551863

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

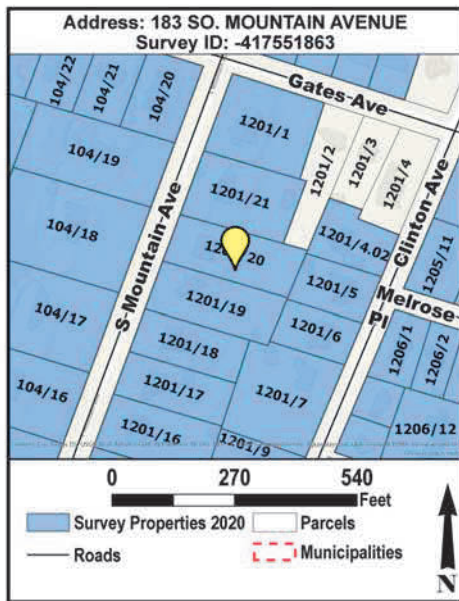
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1201_20

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422325

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-417551863

PROPERTY REPORT

Property ID: -460955864

Property Name: 185 SO. MOUNTAIN AVENUE **Ownership:** 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		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

Property ID:

-460955864

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

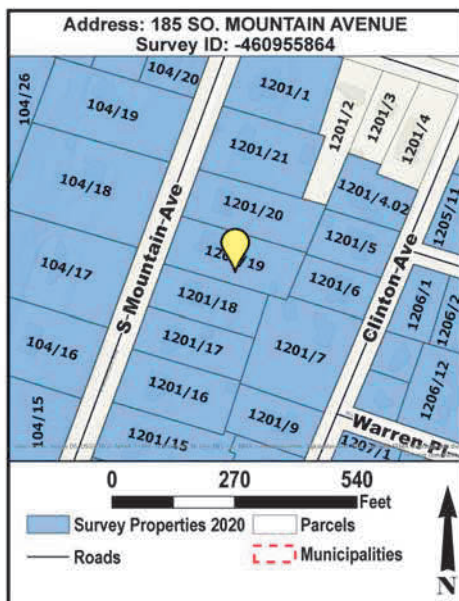
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1201_19
SURVEY: ESS GB 93 v4; HSI: 0713-870

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: 422324

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-460955864

PROPERTY REPORT

Property ID: **-1323025810**

Property Name: 189 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 189 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 ends 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1323025810

Page 1

Certification of Eligibility:

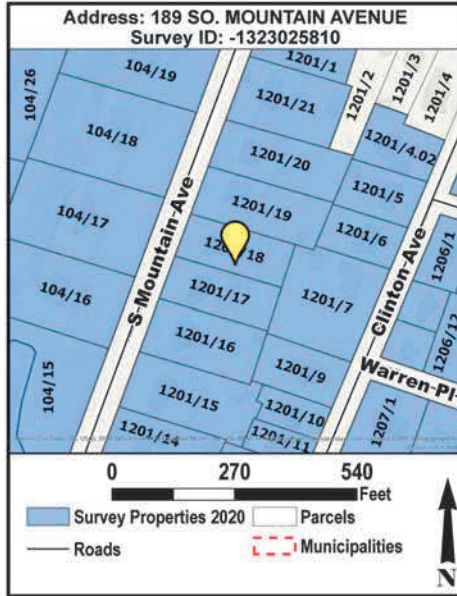
Other Designation Date:

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_18

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: 422269

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1323025810

PROPERTY REPORT

Property ID: **252019271**

Property Name: 190 South Mountain Avenue **Ownership:** Private
Address: 190 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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.

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:

252019271

Page 1

Registration and Status Dates:

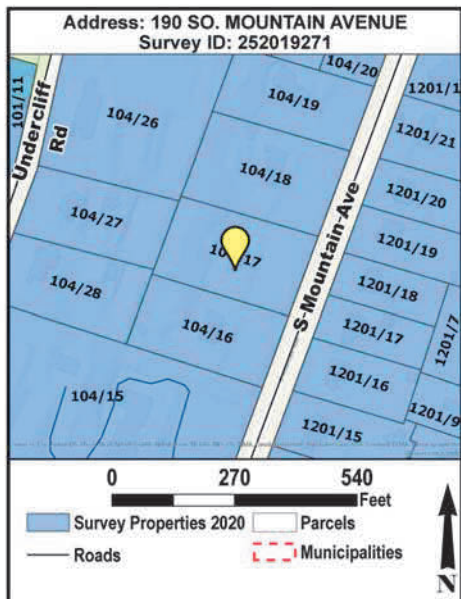
National Historic Landmark?:
National Register:
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_104_17
SURVEY: ESS GB 93 v4; HSI: 0713-871

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1902

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

252019271

BUILDING ATTACHMENT

Common Name: 190 South Mountain Avenue

Historic Name: 190 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1922 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1922 **Construction End Date:** 1922

Style: Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

Bays: 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

252019271

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 252019271

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:

"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: A B C 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. It is also eligible under Criterion B for its association with a prominent architect.

Total Number of Attachments: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

252019271

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PROPERTY REPORT

Property ID: **995069249**

Property Name: 191 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 191 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

995069249

Page 1

century.

Registration and Status Dates:

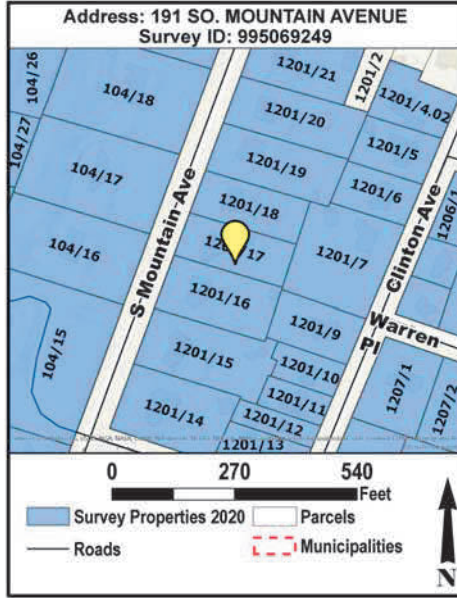
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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_17

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: 422268

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

995069249

PROPERTY REPORT

Property ID: **-1478407616**

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:
ESSEX	Montclair township		Orange	1201	16

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 ends 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 gable-fronted 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1478407616

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

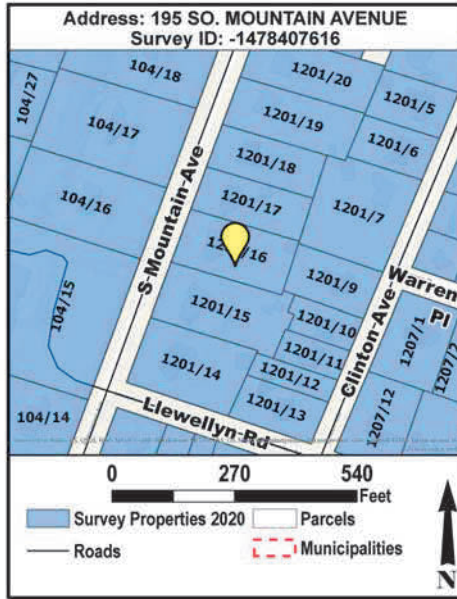
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1201_16

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422267

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1478407616

PROPERTY REPORT

Property ID: **-1138100033**

Property Name: 200 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 200 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1138100033

Page 1

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:

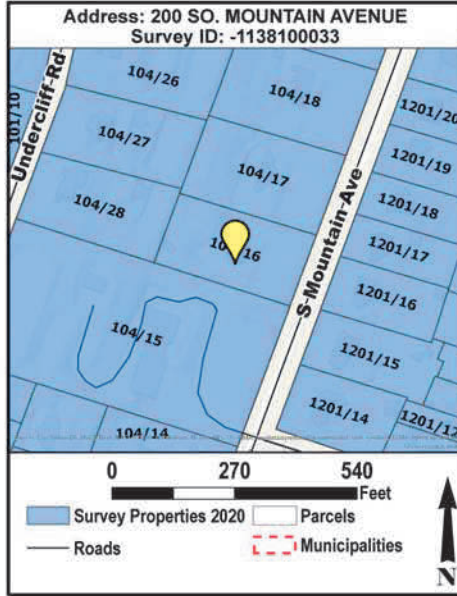
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_104_16

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422230

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1138100033

Page 2

BUILDING ATTACHMENT

Common Name: 200 South Mountain Avenue

Historic Name: 200 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1903 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1903 **Construction End Date:** 1903

Style: Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1138100033

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ELIGIBILITY WORKSHEET - Properties

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1138100033

Page 4

PROPERTY REPORT

Property ID: **-385433189**

Property Name: 203 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 203 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-385433189

Page 1

(Primary Contact)

Registration and Status Dates:

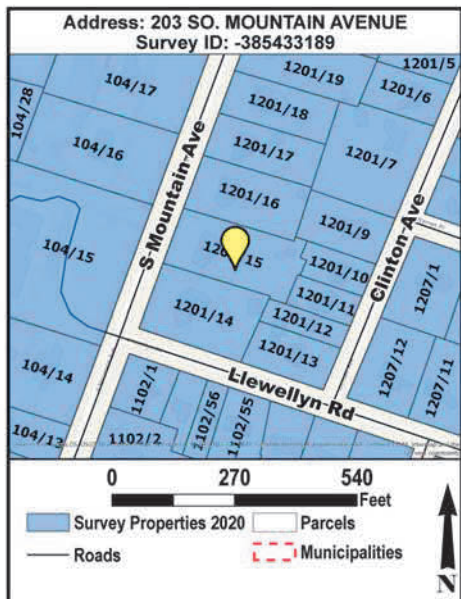
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1201_15

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
0 Structure 0 Landscape
0 Object 0 Industry

Historic District?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422266

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-385433189

BUILDING ATTACHMENT

Common Name: 203 South Mountain Avenue

Historic Name: 203 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1912 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1912 **Construction End Date:** 1912

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

Bays: 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

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-385433189

Page 4

PROPERTY 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:	Lot:
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 than 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

973824118

Page 1

(Primary Contact)

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:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

973824118

BIBLIOGRAPHY:

Author: Township of Montclair **Title:** GIS Tax Parcel Data **Year:** 2019 **HPO Accession #:** (if applicable)

Additional Information:

0713_104_15
SURVEY: ESS GB 93 v4; HSI: 0713-872

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: 422229

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

973824118

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:

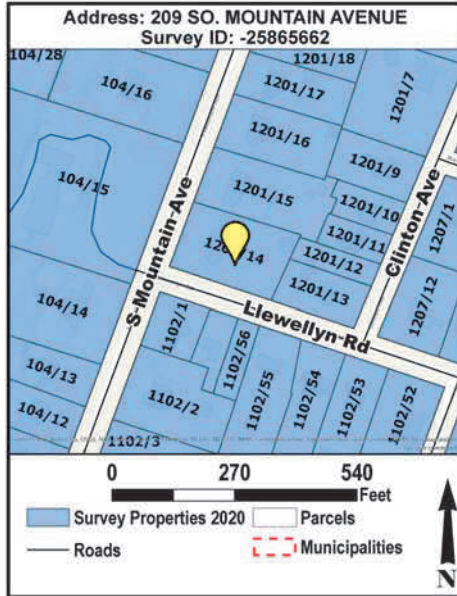
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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_14

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: 422265

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-25865662

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-25865662

Page 3

PROPERTY REPORT

Property ID: **-119220793**

Property Name: 215 SO. MOUNTAIN AVENUE
Address: 215 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

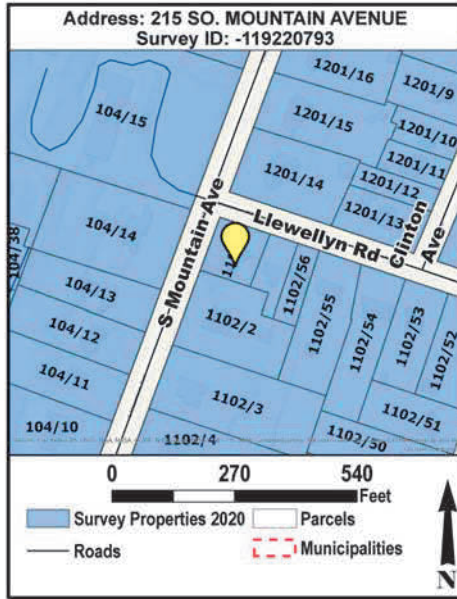
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422286

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-119220793

PROPERTY REPORT

Property ID: **-730605463**

Property Name: 218 SO. MOUNTAIN AVENUE
Address: 218 SO. MOUNTAIN AVENUE AVE

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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.

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:

-730605463

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:

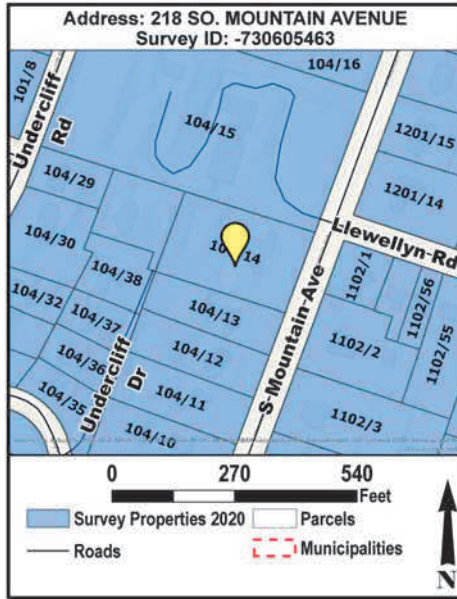
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_14
SURVEY: ESS GB 93 v4; HSI: 0713-873

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: 422228

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-730605463

PROPERTY REPORT

Property ID: **654990844**

Property Name: 223 SO. MOUNTAIN AVENUE
Address: 223 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
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 double-hung 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

654990844

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:

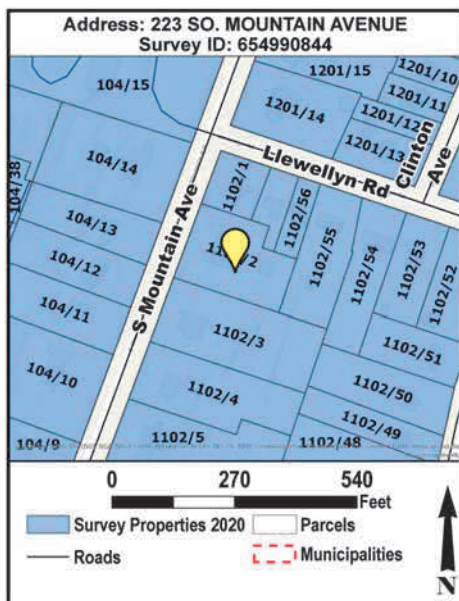
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_2

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422287

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

654990844

PROPERTY REPORT

Property ID: **1612096264**

Property Name: 226 SO. MOUNTAIN AVENUE
Address: 226 SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1612096264

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

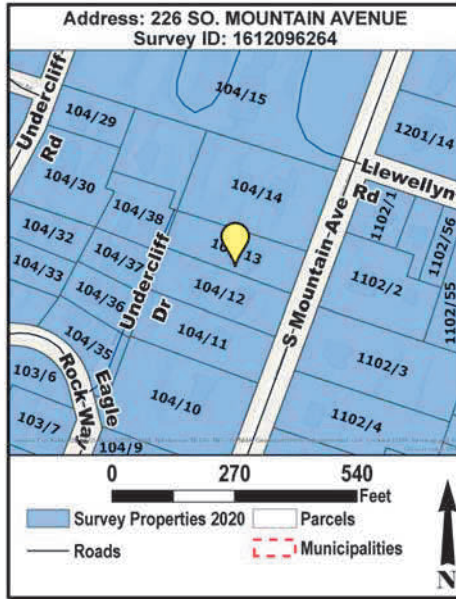
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site 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_13

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:**
- 1 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422227

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1612096264

BUILDING ATTACHMENT

Common Name: 226 South Mountain Avenue

Historic Name: 226 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1912 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1912 **Construction End Date:** 1912

Style: Dutch Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1612096264

Page 3

ELIGIBILITY WORKSHEET - Properties

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1612096264

Page 4

PROPERTY REPORT

Property ID: **-373915005**

Property Name: 228 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 228 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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, multi-light 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 façade. 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-373915005

Page 1

Certification of Eligibility:

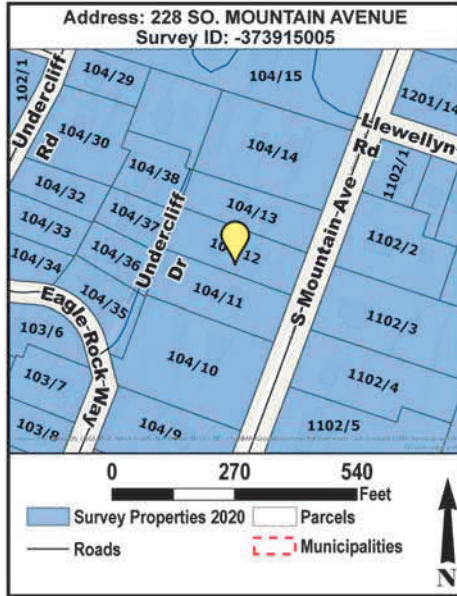
Other Designation Date:

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)
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986		
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_12

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422226

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-373915005

PROPERTY REPORT

Property ID: **-1069355699**

Property Name: 229 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 229 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1069355699

Page 1

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:

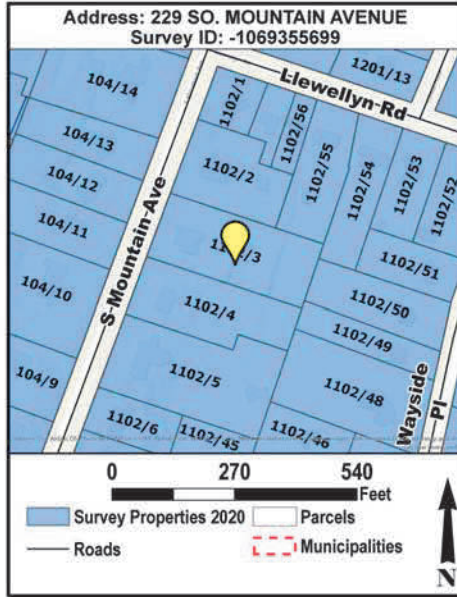
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

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

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)
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 v4; HSI: 0713-874

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422288

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1069355699

BUILDING ATTACHMENT

Common Name: 229 South Mountain Avenue

Historic Name: 229 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1892 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1892 **Construction End Date:** 1892

Style: Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1069355699

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID -1069355699

History:

Constructed in 1892.

Statement of Significance:

Building is an early significant example of the Colonial 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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1069355699

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PROPERTY REPORT

Property ID: **-1543680054**

Property Name: 230 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 230 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:**

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 character-defining 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1543680054

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_104_11

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: 422225

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1543680054

PROPERTY REPORT

Property ID: **-1651096434**

Property Name: 237 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 237 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

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

Property ID:

-1651096434

Page 1

(Primary Contact)

Registration and Status Dates:

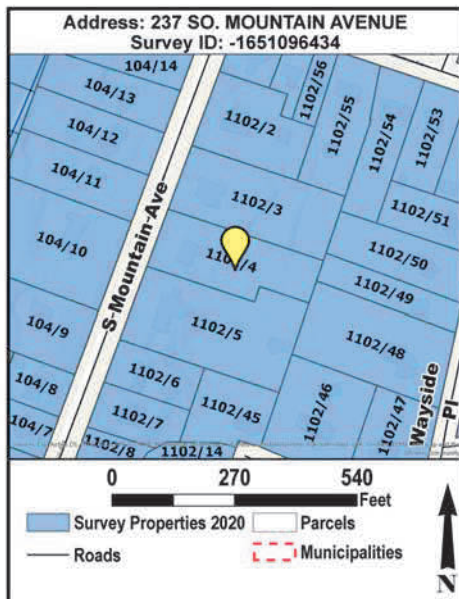
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_4

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: 422170

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1651096434

PROPERTY REPORT

Property ID: **96710780**

Property Name: 239 South Mountain Avenue **Ownership:** 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

Registration and Status Dates:

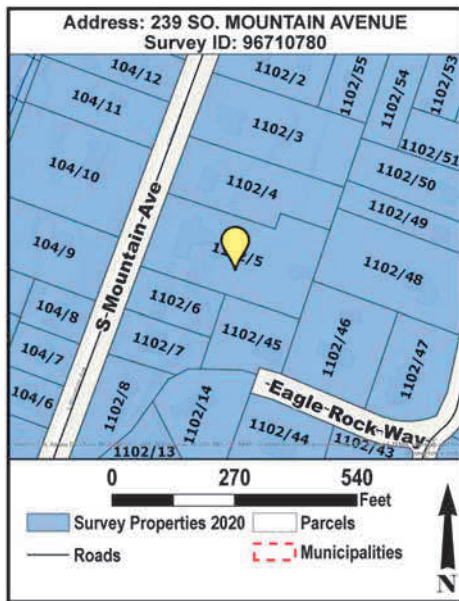
National Historic Landmark?:
National Register:
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102_5
SURVEY: ESS GB 93 v4; HSI: 0713-875

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1903

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

96710780

BUILDING ATTACHMENT

Common Name: 239 South Mountain Avenue

Historic Name: 239 South Mountain Avenue

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1916 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1916 **Construction End Date:** 1916

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

Bays: 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

96710780

Page 3

ELIGIBILITY WORKSHEET - Properties

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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

96710780

Page 4

PROPERTY REPORT

Property ID: **79119454**

Property Name: 240 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 240 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	10

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 Tudor-inspired 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

79119454

Page 1

(Primary Contact)

Registration and Status Dates:

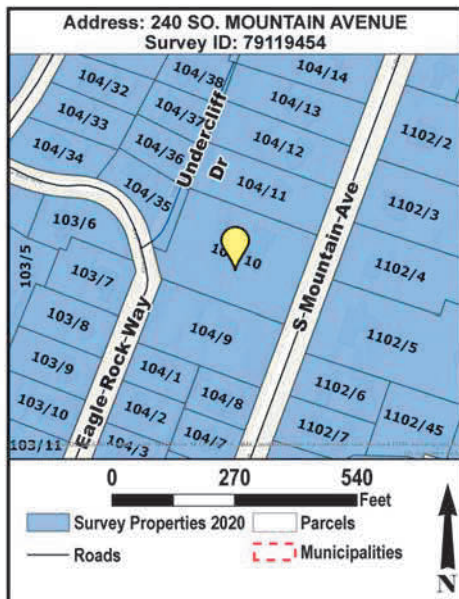
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



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 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: 422154

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

79119454

PROPERTY REPORT

Property ID: **-1951832847**

Property Name: 244 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 244 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1951832847

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

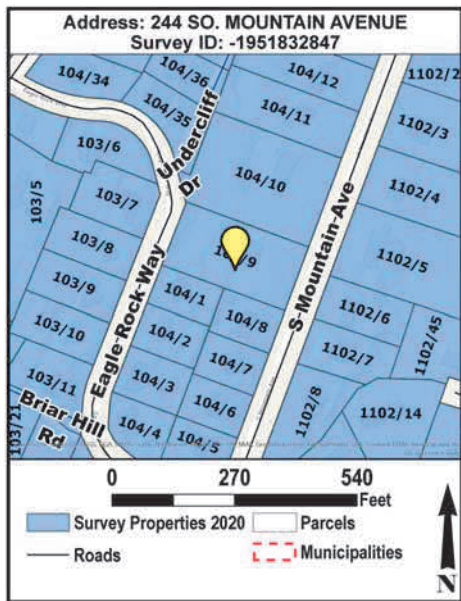
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_9

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422153

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1951832847

PROPERTY REPORT

Property ID: **739556895**

Property Name: 245 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 245 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

739556895

Page 1

(Primary Contact)

Certification of Eligibility:

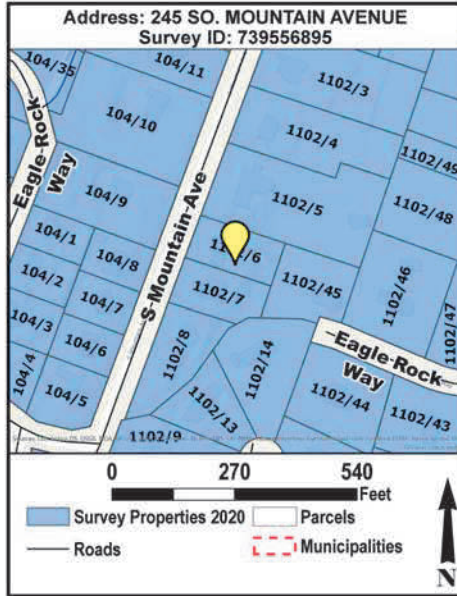
Other Designation Date:

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_6

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422171

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

739556895

Page 2

PROPERTY REPORT

Property ID: **107314864**

Property Name: 246 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 246 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

107314864

Page 1

Certification of Eligibility:

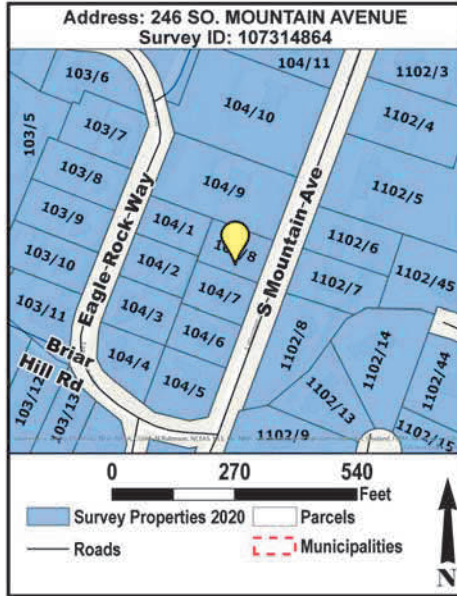
Other Designation Date:

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_104_8

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: 422152

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

107314864

Page 2

PROPERTY REPORT

Property ID: **-1986560565**

Property Name: 248 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 248 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

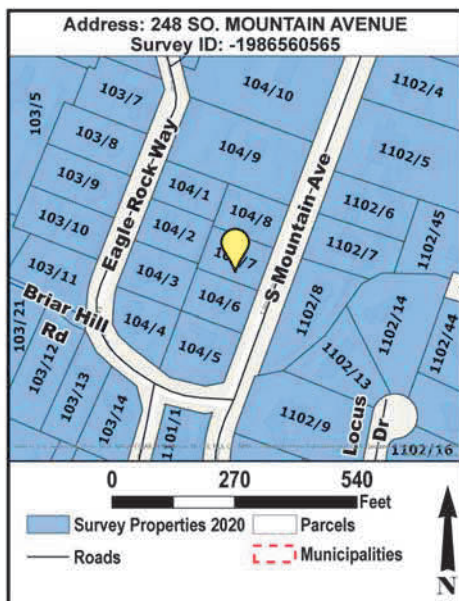
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_7

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: 422151

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1986560565

PROPERTY REPORT

Property ID: **-1892334220**

Property Name: 251 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 251 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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:

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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1892334220

Page 1

Certification of Eligibility:

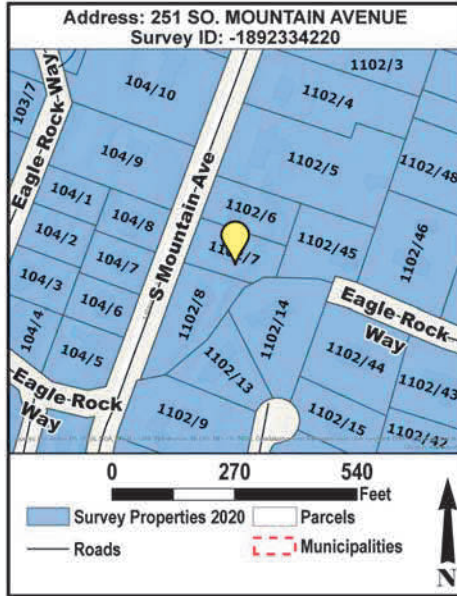
Other Designation Date:

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_7

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422172

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1892334220

PROPERTY REPORT

Property ID: **483085618**

Property Name: 256 SO. MOUNTAIN AVENUE **Ownership:** Private
Address: 256 SO. MOUNTAIN AVENUE AVE **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 elevation. 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

483085618

Page 1

Certification of Eligibility:

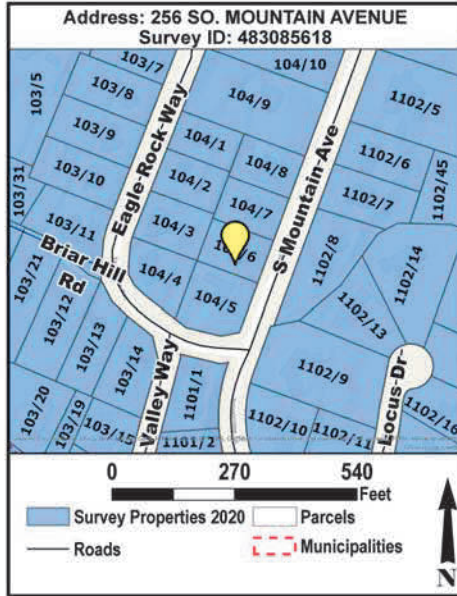
Other Designation Date:

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_104_6

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422150

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

483085618

PROPERTY REPORT

Property ID: **566455653**

Property Name: 259 SO. MOUNTAIN AVENUE
Address: 259 SO. MOUNTAIN AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

566455653

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:

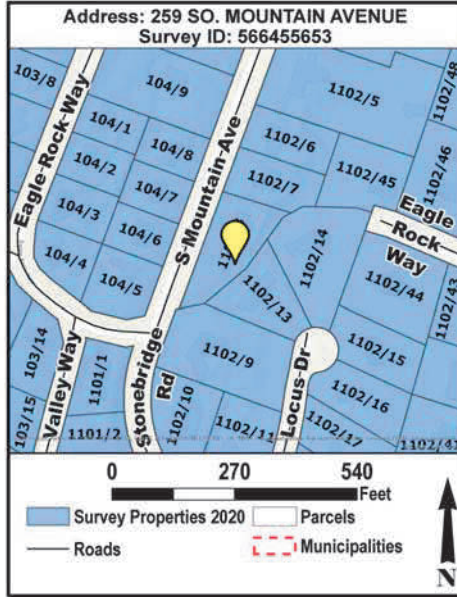
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

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

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: 422173

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

566455653

PROPERTY REPORT

Property ID: **1409075605**

Property Name: 262 SO. MOUNTAIN AVENUE
Address: 262 SO. MOUNTAIN AVENUE AVE
Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 façade. 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 arched 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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

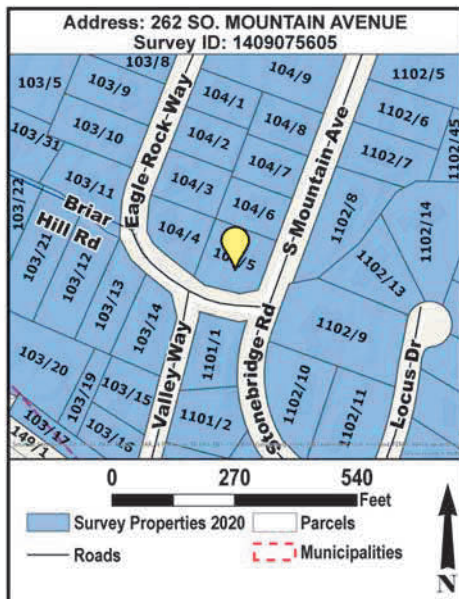
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_5

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: 422149

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1409075605

PROPERTY REPORT

Property ID: **1818369927**

Property Name: 124 SO. MOUNTAIN AVENUE
Address: 124 S SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1818369927

Page 1

Registration and Status Dates:

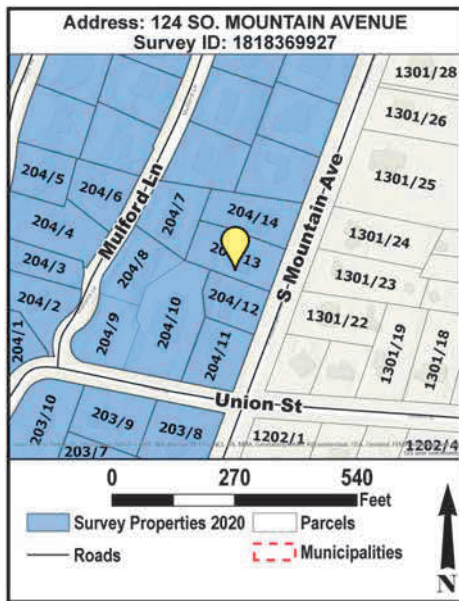
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_13

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422352

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1818369927

Page 2

PROPERTY REPORT

Property ID: **-462024967**

Property Name: 128 SO. MOUNTAIN AVENUE
Address: 128 S SO. MOUNTAIN AVENUE AVE

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-462024967

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:

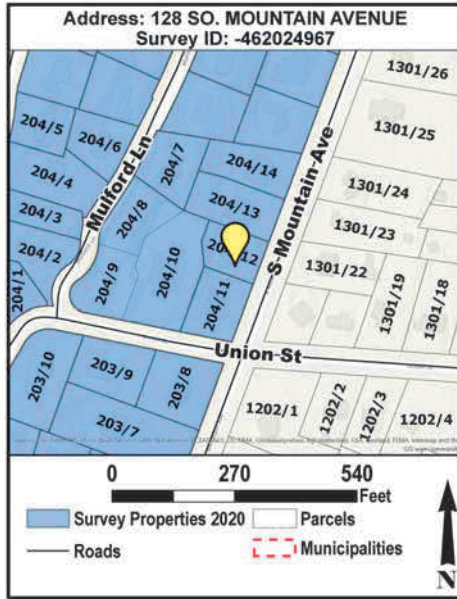
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_12

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422342

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-462024967

PROPERTY REPORT

Property ID: **1633410520**

Property Name: 132 SO. MOUNTAIN AVENUE
Address: 132 S SO. MOUNTAIN AVENUE AVE
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

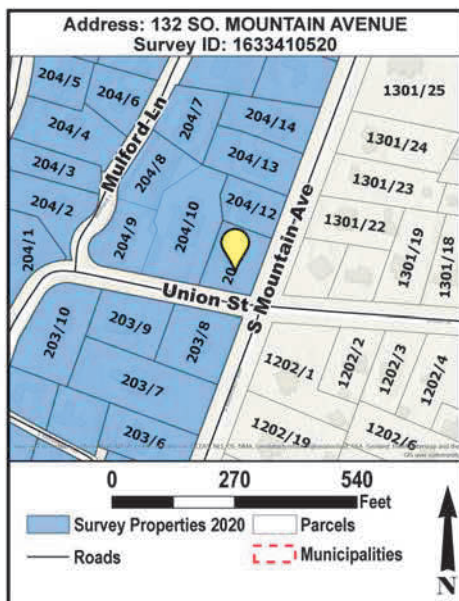
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_204_11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422341

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1633410520

PROPERTY REPORT

Property ID: **1087661312**

Property Name: 144 SO. MOUNTAIN AVENUE
Address: 144 S SO. MOUNTAIN AVENUE AVE

Ownership: Private
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 and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

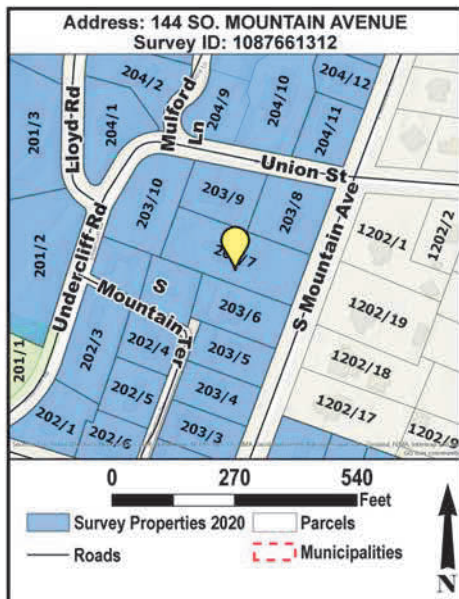
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
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)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422333

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1087661312

BUILDING ATTACHMENT

Common Name: 144 SO. MOUNTAIN AVENUE

Historic Name: 144 SO. MOUNTAIN AVENUE

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1888 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1888 **Construction End Date:** 1888

Style: Shingle Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asbestos Shingle

Stories: 2.5

Exterior Finish Materials: Brick, Running Bond

Bays: 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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1087661312

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 1087661312

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 Register Criteria: A B C 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: 2

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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1087661312

Page 4

PROPERTY REPORT

Property ID: **-979107643**

Property Name: 1 SO. MOUNTAIN TERRACE
Address: 1 SO. MOUNTAIN TERRACE TER
Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	202	5

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 single-bay 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 eyebrow roofs. The centrally-located main entry is a single leaf paneled door flanked by decorative side-lights 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 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. 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: **SHPO Opinion:**
New Jersey Register: **Local Designation:**
Determination of Eligibility: **Other Designation:**

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-979107643

Page 1

Certification of Eligibility:

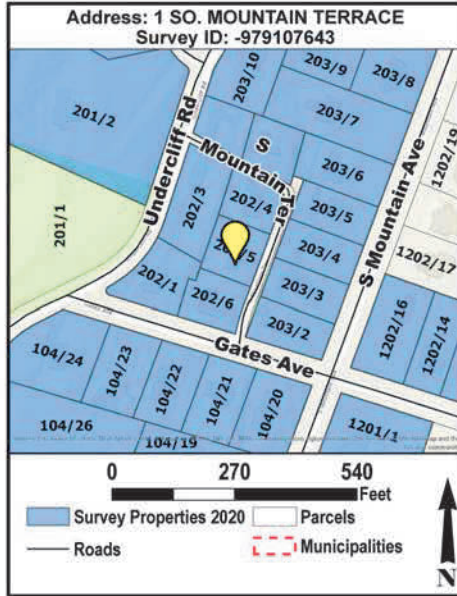
Other Designation Date:

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_202_5

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422296

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

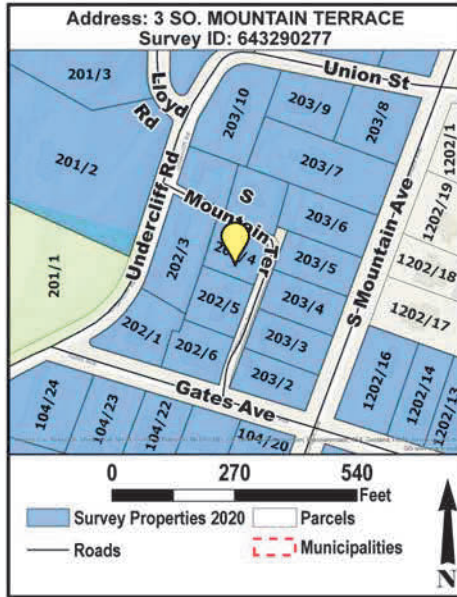
-979107643

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_202_4

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: 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

PROPERTY REPORT

Property ID: **-2030735923**

Property Name: 7 South Mountain Terrace **Ownership:** Private
Address: 7 SO. MOUNTAIN TERRACE TER **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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:**

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?: <input type="checkbox"/>	National Register: 11/14/1986	SHPO Opinion:
	New Jersey Register: 9/29/1986		Local Designation:
	Determination of Eligibility:		Other Designation:
	Certification of Eligibility:		Other Designation Date:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2030735923

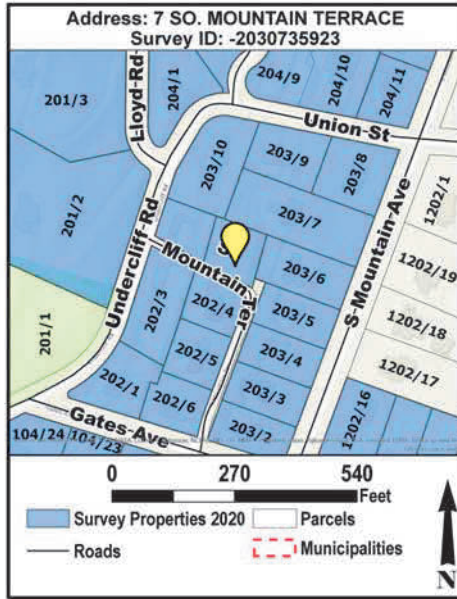
Page 1

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel 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 Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1904

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 Mountain Terrace

Historic Name: 7 South Mountain Terrace

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1928 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1928 **Construction End Date:** 1928

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Asphalt Shingle

Stories: 2.5

Exterior Finish 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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2030735923

Page 3

ELIGIBILITY WORKSHEET - Properties

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 chimneys, and rounded arches.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2030735923

Page 4

PROPERTY REPORT

Property ID: **1312770426**

Property Name: 3 STONEBRIDGE COURT **Ownership:** Private
Address: 3 STONEBRIDGE COURT CT **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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, thoughtfully-arranged planting beds, and residential drives while low-lying bushes hug the 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:

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

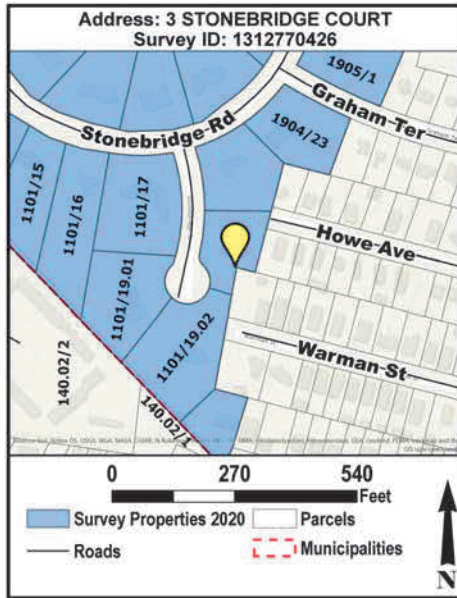
Organization: E2 Project Management

(Primary Contact)

Property ID:

1312770426

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1101_19.03

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422113

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1312770426

Page 2

PROPERTY REPORT

Property ID: **430147187**

Property Name: 5 STONEBRIDGE COURT
Address: 5 STONEBRIDGE COURT CT
Apartment #:
Ownership: Private
ZIP: 07042

PROPERTY LOCATION(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:

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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

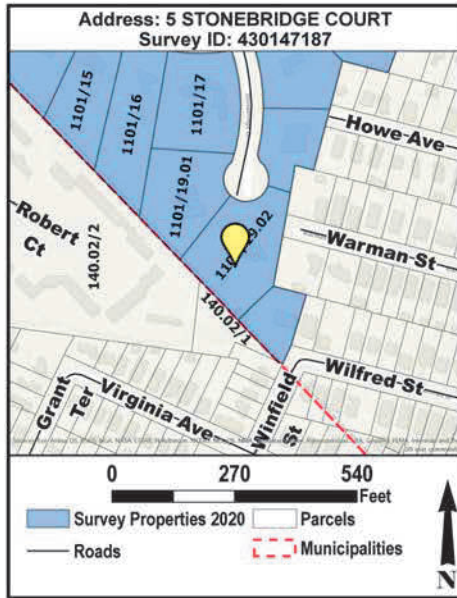
Property ID:

430147187

Page 1

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422114

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

430147187

Page 2

PROPERTY REPORT

Property ID: **912932313**

Property Name: 7 STONEBRIDGE COURT
Address: 7 STONEBRIDGE COURT CT

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

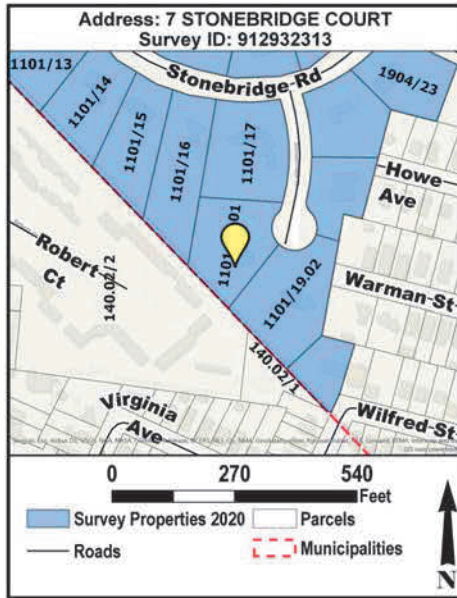
912932313

Page 1

(Primary Contact)

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422116

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

912932313

Page 2

PROPERTY REPORT

Property ID: **782132810**

Property Name: 1 STONEBRIDGE ROAD **Ownership:** Private
Address: 1 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

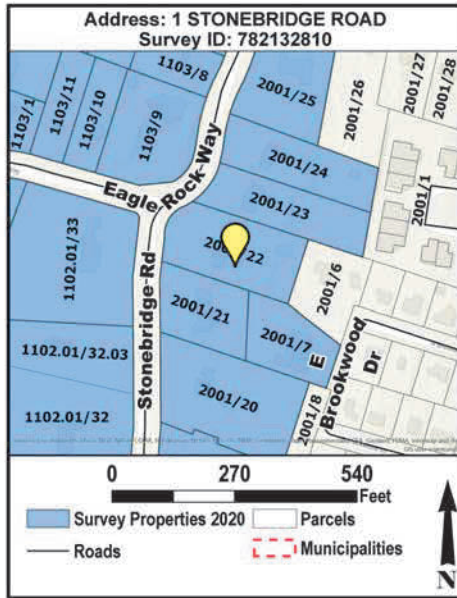
Property ID:

782132810

Page 1

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_2001_22

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: 422158

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

782132810

Page 2

PROPERTY REPORT

Property ID: **1297260511**

Property Name: 2 STONEBRIDGE ROAD
Address: 2 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1297260511

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

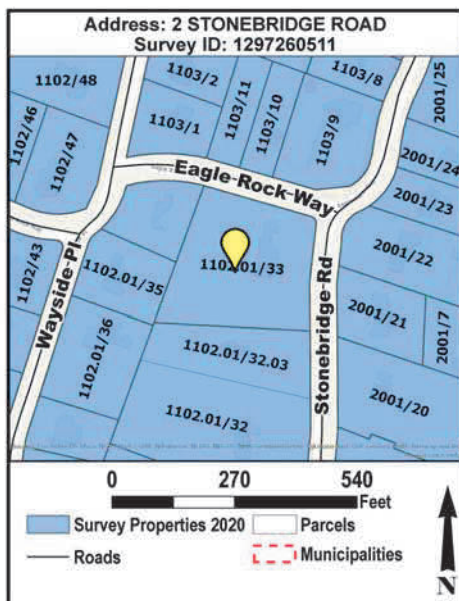
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102.01_33
SURVEY: ESS GB 93 v4; HSI: 0713-834

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422198

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1297260511

Page 2

BUILDING ATTACHMENT

Common Name: 2 Stonebridge Road

Historic Name: 2 Stonebridge Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1925 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1925 **Construction End Date:** 1925

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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::

Type:	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.

Date form completed: 4/28/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1297260511

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 1297260511

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, multi-paned windows, cast stone window and door surrounds, and slate roofs.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1297260511

Page 4

PROPERTY REPORT

Property ID: **1246690638**

Property Name: 76 STONEBRIDGE ROAD **Ownership:** Private
Address: 4 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1246690638

Page 1

Certification of Eligibility:

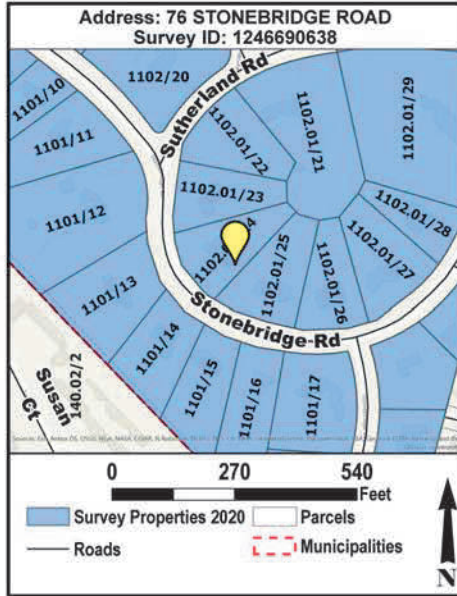
Other Designation Date:

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_24

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422101

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1246690638

Page 2

PROPERTY REPORT

Property ID: **1833651486**

Property Name: Edmund Burk Osborne House
Address: 4 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102.0	32
ESSEX	Montclair township		Orange	1102.0	32.03

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1833651486

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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:

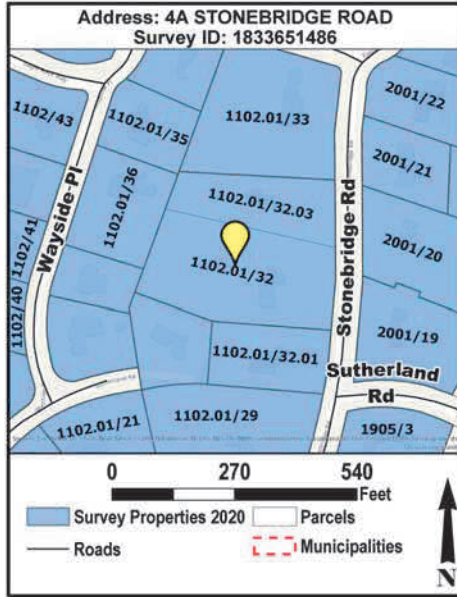
National Historic Landmark?:
 National Register:
 New Jersey Register: 9/29/1986
 Determination of Eligibility:
 Certification of Eligibility:

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

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

Location Map:

Site 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_1102.01_32
 SURVEY: ESS GB 93 v4; HSI: 0713-835

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1860

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1833651486

Page 2

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 4A Stonebridge Road

Historic Name: Edmund Burke Osborne House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1909 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1909 **Construction End Date:** 1909

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Common Bond

Bays: 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::

Type:	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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1833651486

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 1833651486

History:

Designed by architects VanVleck & Goldsmith, constructed in 1909.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

"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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1833651486

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PROPERTY REPORT

Property ID: **1721060877**

Property Name: 7 STONEBRIDGE ROAD **Ownership:** Private
Address: 7 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 ends 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1721060877

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(Primary Contact)

Certification of Eligibility:

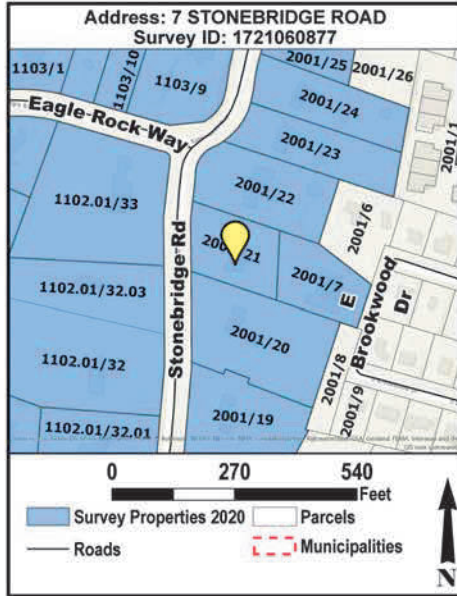
Other Designation Date:

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_2001_21

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422157

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1721060877

PROPERTY REPORT

Property ID: **1313533824**

Property Name: 8 STONEBRIDGE ROAD
Address: 8 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1313533824

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(Primary Contact)

Certification of Eligibility:

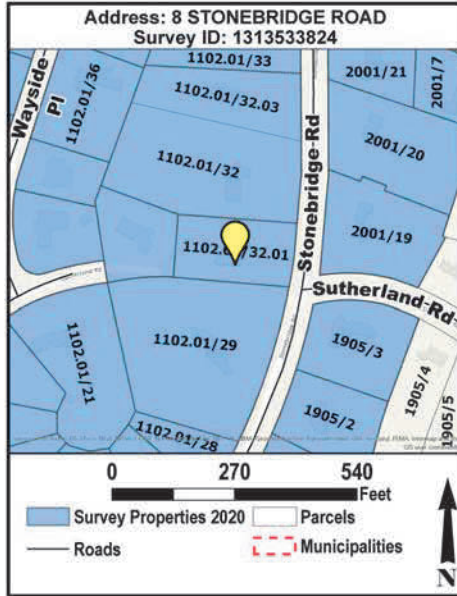
Other Designation Date:

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_32.01

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422203

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1313533824

PROPERTY REPORT

Property ID: **1548057020**

Property Name: 15 STONEBRIDGE ROAD
Address: 15 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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

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Registration and Status Dates:

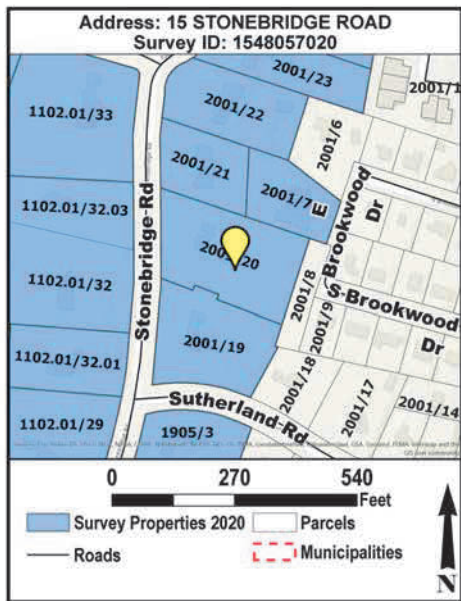
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_2001_20

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: 422156

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1548057020

PROPERTY REPORT

Property ID: **2028117187**

Property Name: 21 Stonebridge Road
Address: 21 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 displays 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.

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:

2028117187

Page 1

Registration and Status Dates:

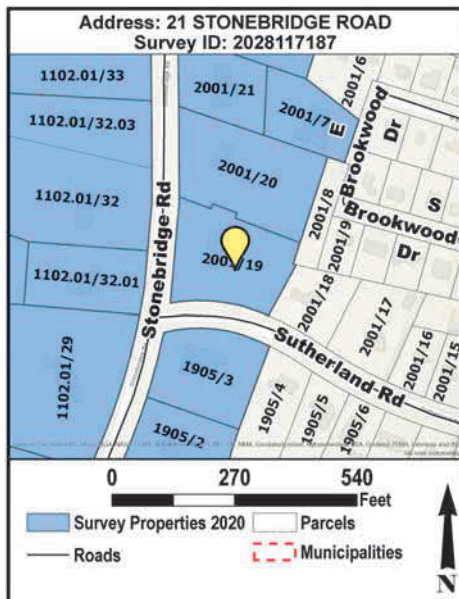
National Historic Landmark?:
National Register: 7/1/1988
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1981	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_2001_19
SURVEY: ESS GB 93 v4; HSI: 0713-836

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1906

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2028117187

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BUILDING ATTACHMENT

Common Name: 21 Stonebridge Road

Historic Name: 21 Stonebridge Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1929 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1929 **Construction End Date:** 1929

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories:

Exterior Finish Materials: Stone, Ashlar

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::

Type:	Name:	Person/Firm Description:
Architect	Clifford C Wendehack	

Date form completed: 4/28/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2028117187

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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:

"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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2028117187

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PROPERTY REPORT

Property ID: **186572534**

Property Name: 33 STONEBRIDGE ROAD
Address: 33 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 through 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

186572534

Page 1

Registration and Status Dates:

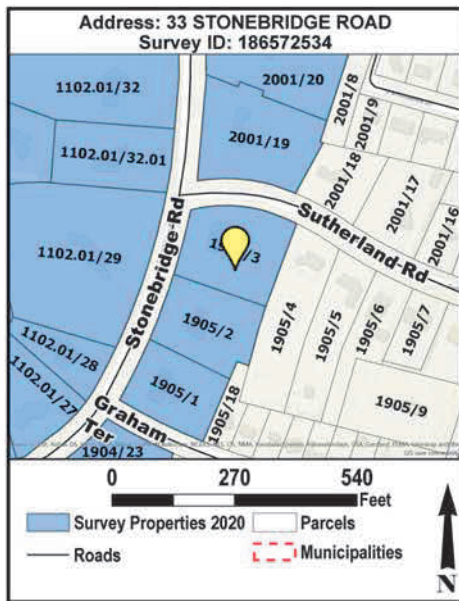
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1905_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: 422162

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID: **186572534**

PROPERTY REPORT

Property ID: **-1239560965**

Property Name: 35 STONEBRIDGE ROAD
Address: 35 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

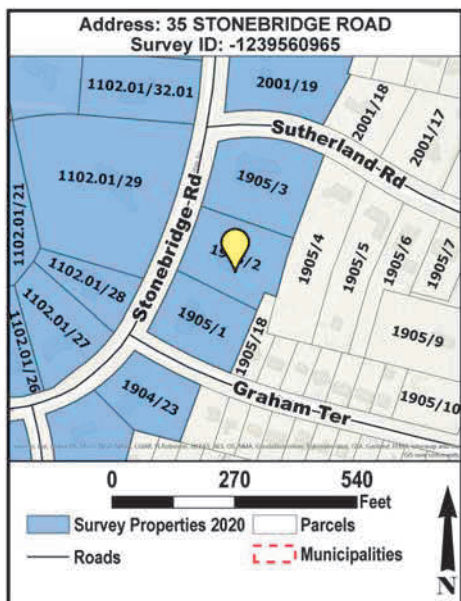
National Historic Landmark?:
National Register: Present-day S
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1905_2

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: 422098

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1239560965

PROPERTY REPORT

Property ID: **-2132920577**

Property Name: Wynnewood **Ownership:** Private
Address: 36 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 and Status Dates:

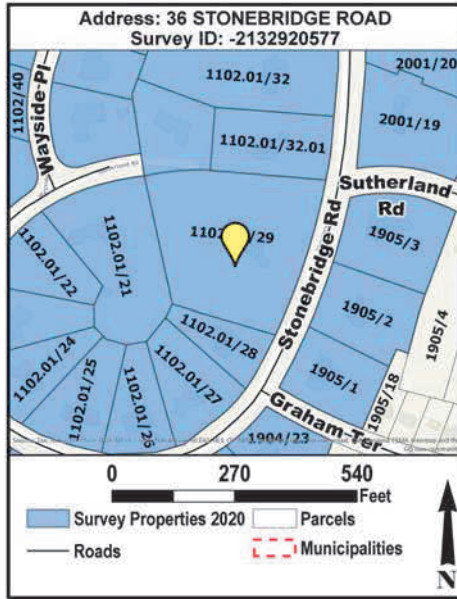
National Historic Landmark?:
National Register:
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102.01_29
SURVEY: ESS GB 93 v4; HSI: 0713-837

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1919

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2132920577

BUILDING ATTACHMENT

Common Name: 36 Stonebridge Road

Historic Name: Wynnewood

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1928 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1928 **Construction End Date:** 1928

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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::

Type:	Name:	Person/Firm Description:
Other	Frank Lautenberg	Former residence of US Senator Frank Lautenberg.

Date form completed: 4/28/2021

ELIGIBILITY WORKSHEET - Properties

Property ID -2132920577

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:

"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: A B C 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 politician.

Total Number of Attachments: 2

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102.1 Lot 29

Date Form Completed: 5/18/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2132920577

Page 4

PROPERTY REPORT

Property ID: **713295650**

Property Name: 45 STONEBRIDGE ROAD
Address: 45 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

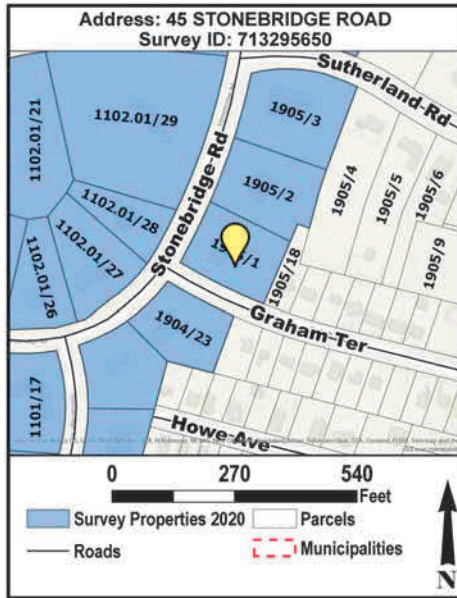
Property ID:

713295650

Page 1

Location Map:

Site Map:



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 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)

Conversion Problem? ConversionNote: 422097

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

713295650

Page 2

Registration and Status Dates:

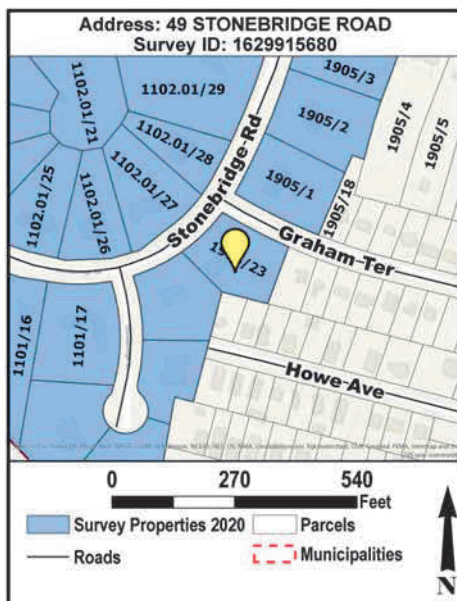
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1904_23

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422099

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1629915680

PROPERTY REPORT

Property ID: **-788853190**

Property Name: 50 STONEBRIDGE ROAD **Ownership:** Private
Address: 50 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-788853190

Page 1

Registration and Status Dates:

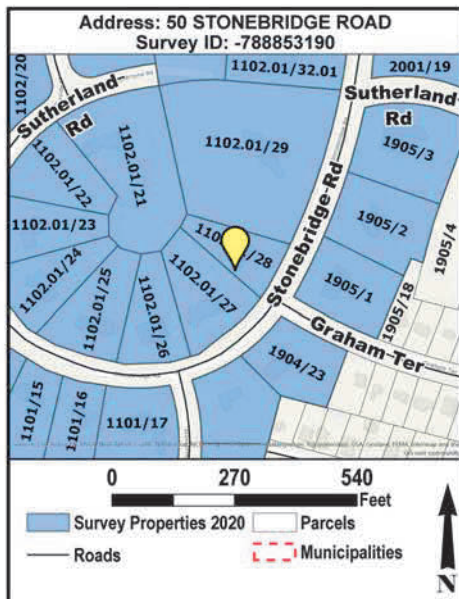
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_28

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422105

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-788853190

PROPERTY REPORT

Property ID: **971205629**

Property Name: 53 STONEBRIDGE ROAD
Address: 53 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

971205629

Page 1

Registration and Status Dates:

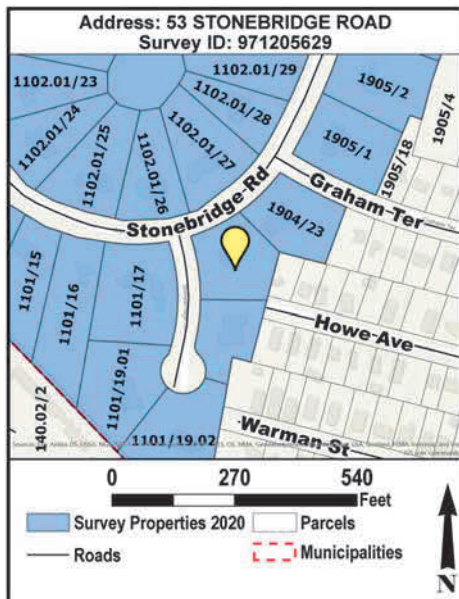
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1101_18.01

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: 422112

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

971205629

Certification of Eligibility:

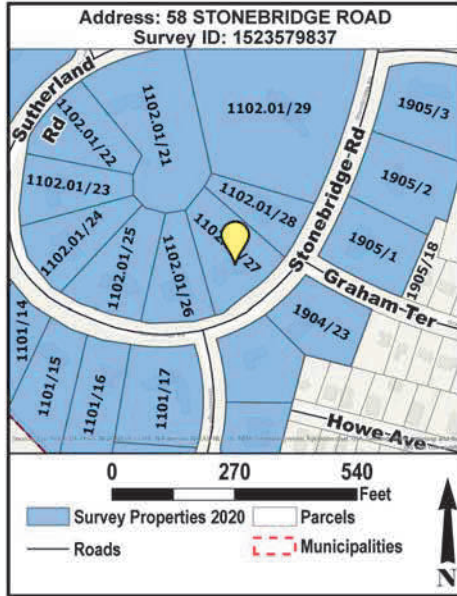
Other Designation Date:

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_27

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422104

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

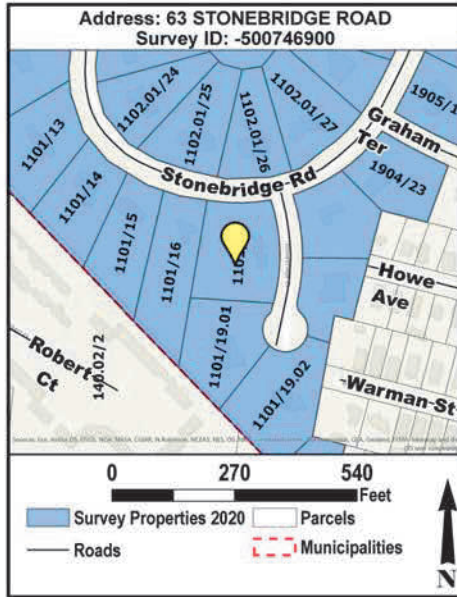
1523579837

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_17
SURVEY: ESS GB 93 v4; HSI: 0713-838

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: 422111

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-500746900

PROPERTY REPORT

Property ID: **-652633044**

Property Name: 66 STONEBRIDGE ROAD
Address: 66 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #: **ZIP:** 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 façade 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-652633044

Page 1

(Primary Contact)

Registration and Status Dates:

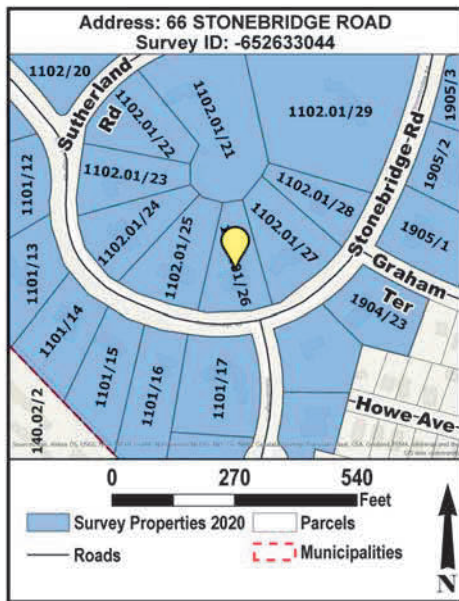
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

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 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)

Conversion Problem? ConversionNote: 422103

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-652633044

PROPERTY REPORT

Property ID: **-1836998409**

Property Name: 67 STONEBRIDGE ROAD
Address: 67 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

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

Registration and Status Dates:

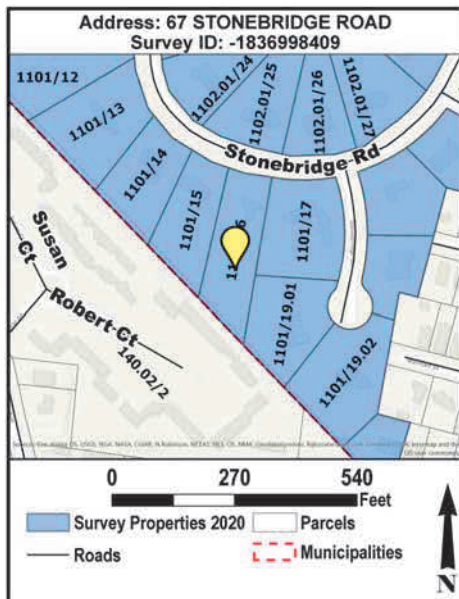
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1101_16

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: 422110

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1836998409

PROPERTY REPORT

Property ID: -1998232090

Property Name: 69 STONEBRIDGE ROAD
Address: 69 STONEBRIDGE ROAD RD

Ownership: Private
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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1998232090

Page 1

Registration and Status Dates:

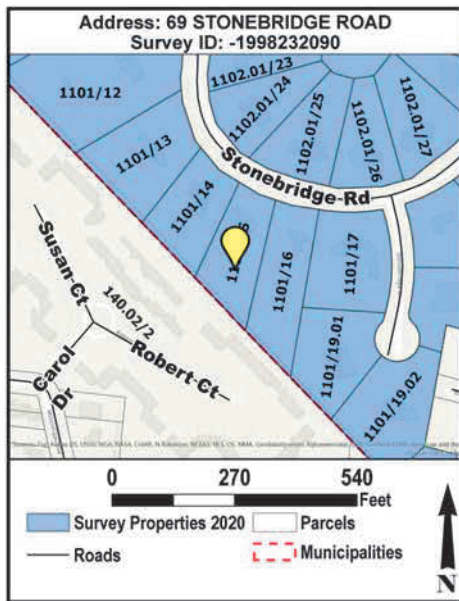
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1101_15

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422109

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1998232090

PROPERTY REPORT

Property ID: **1425447607**

Property Name: 70 STONEBRIDGE ROAD **Ownership:** Private
Address: 70 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1425447607

Page 1

(Primary Contact)

Certification of Eligibility:

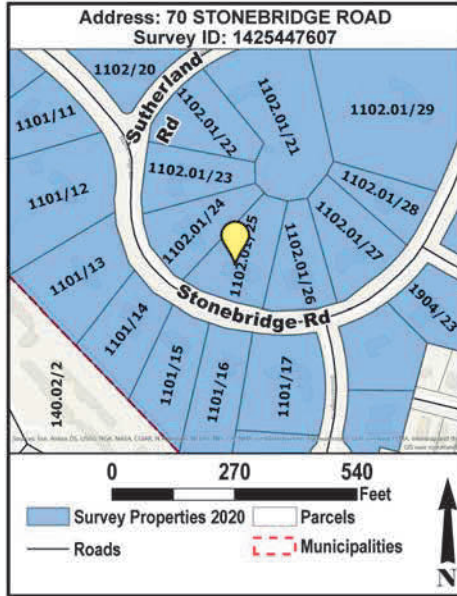
Other Designation Date:

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_25

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422102

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1425447607

PROPERTY REPORT

Property ID: **268257689**

Property Name: 71 STONEBRIDGE ROAD **Ownership:** Private
Address: 71 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

268257689

Page 1

(Primary Contact)

Certification of Eligibility:

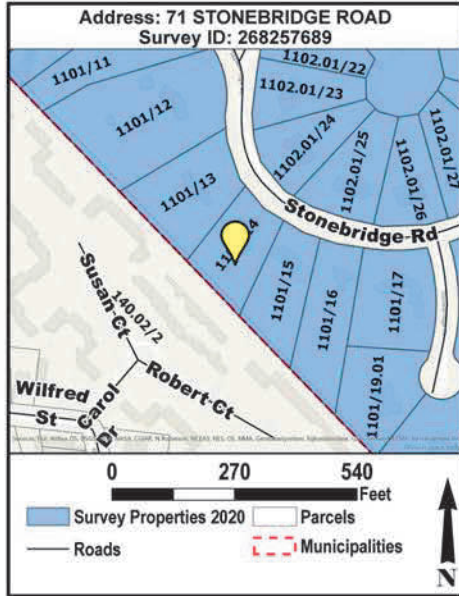
Other Designation Date:

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_14
SURVEY: ESS GB 93 v4; HSI: 0713-839

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: 422108

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

268257689

Page 2

PROPERTY REPORT

Property ID: -307869960

Property Name: 77 STONEBRIDGE ROAD **Ownership:** Private
Address: 77 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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 ell's 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-307869960

Page 1

Certification of Eligibility:

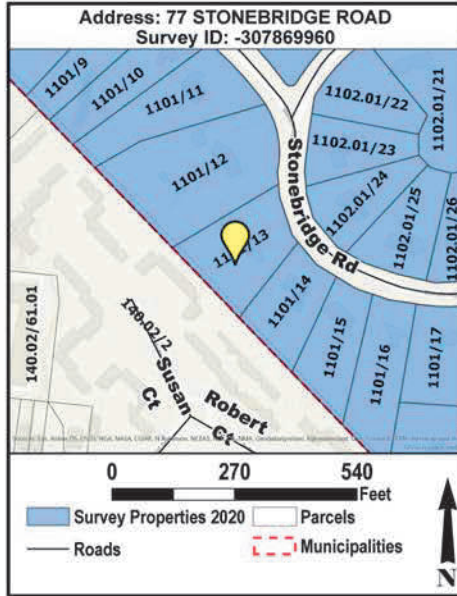
Other Designation Date:

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_13

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: 422107

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-307869960

Page 2

PROPERTY REPORT

Property ID: **-1679882335**

Property Name: 82 STONEBRIDGE ROAD
Address: 82 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

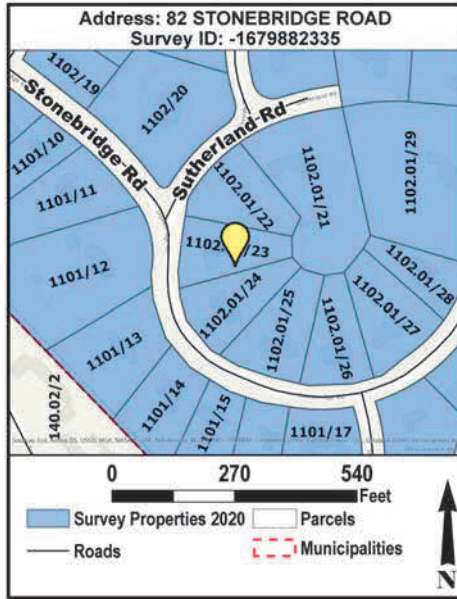
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102.01_23

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422100

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1679882335

PROPERTY REPORT

Property ID: **929668147**

Property Name: 85 STONEBRIDGE ROAD
Address: 85 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

929668147

Page 1

Registration and Status Dates:

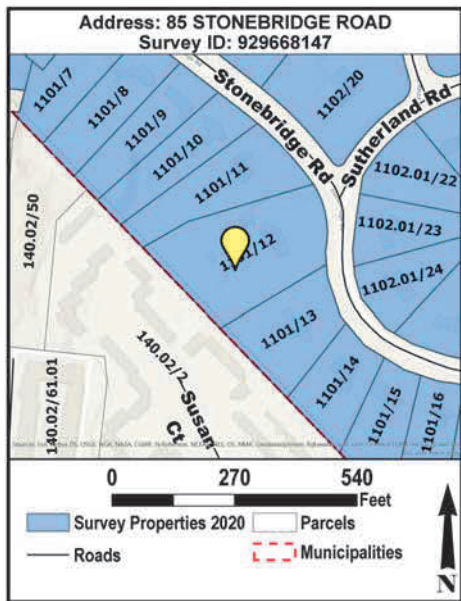
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_12

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: 422106

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

929668147

PROPERTY REPORT

Property ID: **728380998**

Property Name: 93 STONEBRIDGE ROAD
Address: 93 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

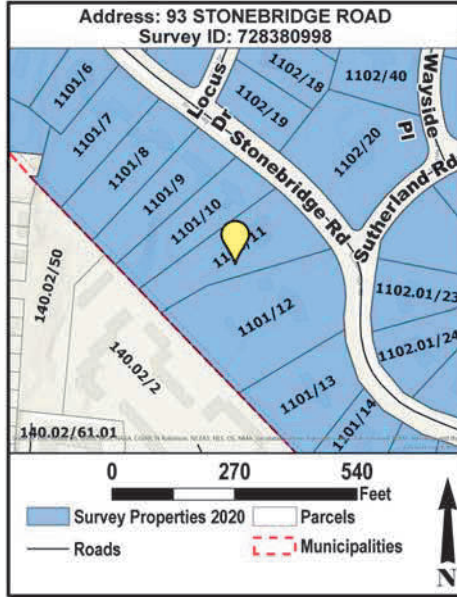
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1101_11

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422213

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

728380998

PROPERTY REPORT

Property ID: **-347539591**

Property Name: 97 STONEBRIDGE ROAD **Ownership:** Private
Address: 97 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 façade 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-347539591

Page 1

Registration and Status Dates:

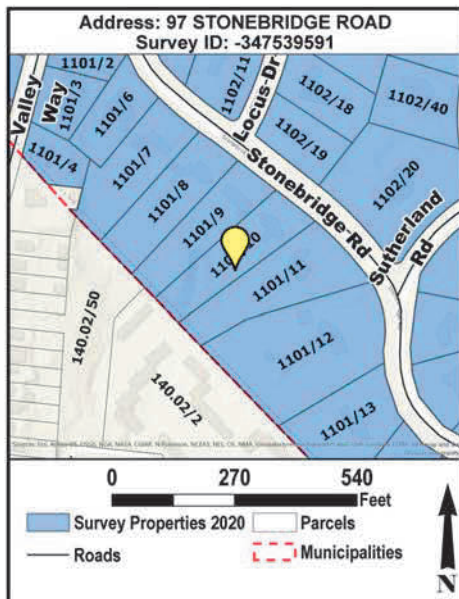
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1101_10

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422212

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-347539591

PROPERTY REPORT

Property ID: **153106520**

Property Name: 101 STONEBRIDGE ROAD **Ownership:** Private
Address: 101 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 postconstruction 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

153106520

Page 1

(Primary Contact)

Certification of Eligibility:

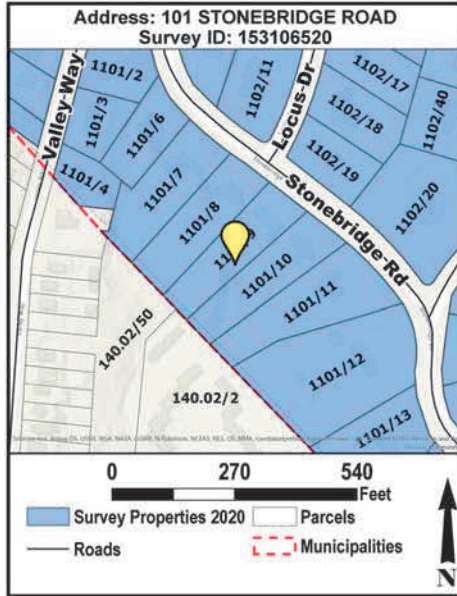
Other Designation Date:

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_9

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422211

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

153106520

Page 2

PROPERTY REPORT

Property ID: **592353619**

Property Name: 102 STONEBRIDGE ROAD **Ownership:** Private
Address: 102 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

592353619

Page 1

Certification of Eligibility:

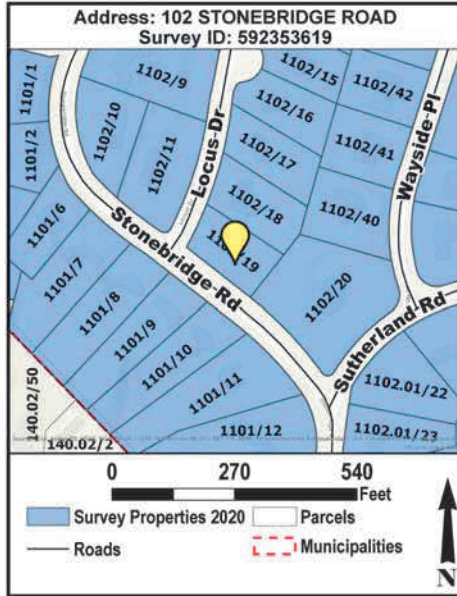
Other Designation Date:

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_19

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422183

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

592353619

Page 2

PROPERTY REPORT

Property ID: **2133626643**

Property Name: 105 STONEBRIDGE ROAD **Ownership:** Private
Address: 105 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2133626643

Page 1

Certification of Eligibility:

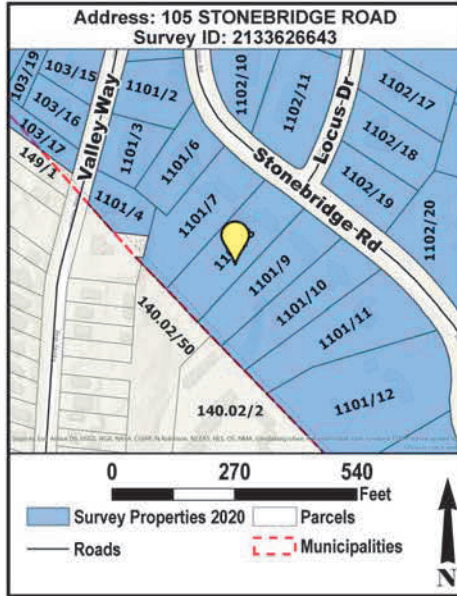
Other Designation Date:

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_8

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422210

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2133626643

PROPERTY REPORT

Property ID: **1112635546**

Property Name: 111 STONEBRIDGE ROAD **Ownership:** Private
Address: 111 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1112635546

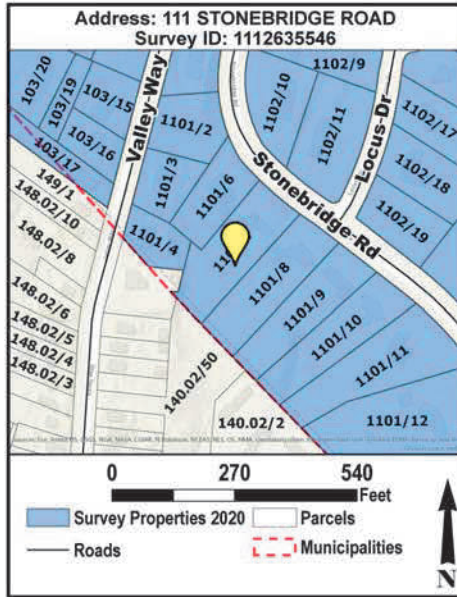
Page 1

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_7

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422209

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1112635546

PROPERTY REPORT

Property ID: **767421341**

Property Name: 115 STONEBRIDGE ROAD **Ownership:** Private
Address: 115 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

767421341

Page 1

Registration and Status Dates:

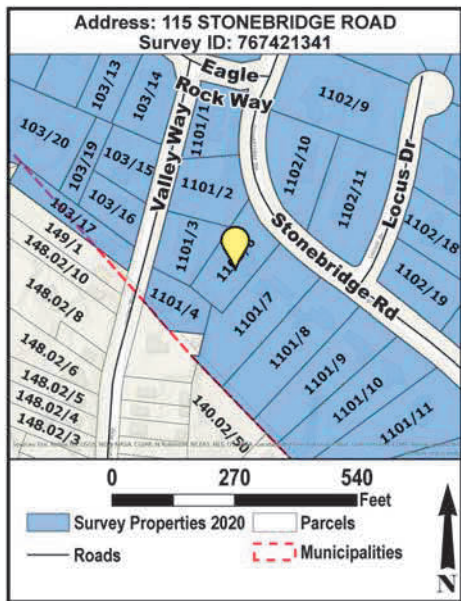
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_6

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422208

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

767421341

Page 2

PROPERTY REPORT

Property ID: **1976787374**

Property Name: 119 STONEBRIDGE ROAD **Ownership:** Private
Address: 119 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1101	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1976787374

Page 1

(Primary Contact)

Certification of Eligibility:

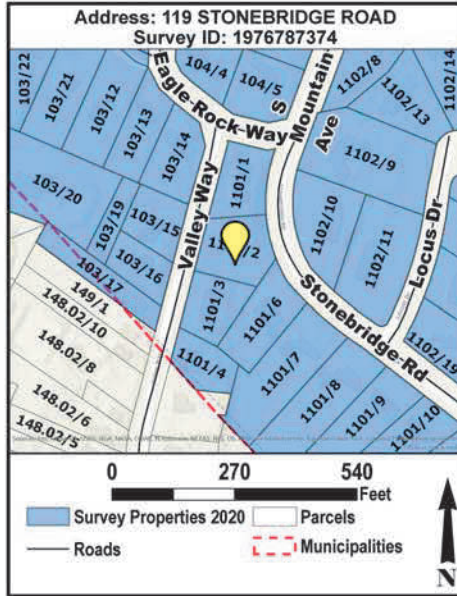
Other Designation Date:

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_2

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422205

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1976787374

Page 2

PROPERTY REPORT

Property ID: **-1595668965**

Property Name: 120 STONEBRIDGE ROAD **Ownership:** Private
Address: 120 STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1595668965

Page 1

(Primary Contact)

Certification of Eligibility:

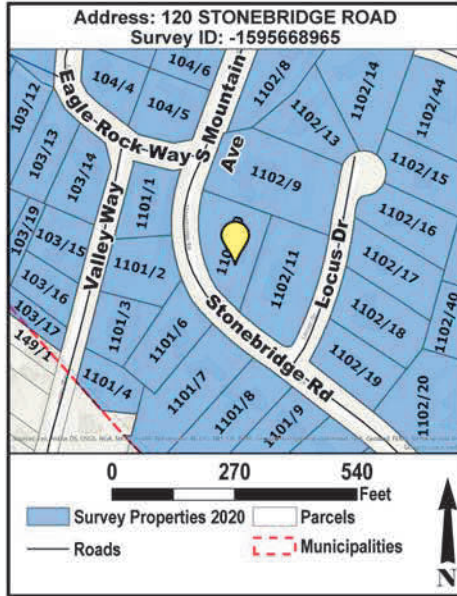
Other Designation Date:

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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_10

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422175

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1595668965

PROPERTY REPORT

Property ID: **198550721**

Property Name: 123 STONEBRIDGE ROAD
Address: 123 STONEBRIDGE ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

198550721

Page 1

Registration and Status Dates:

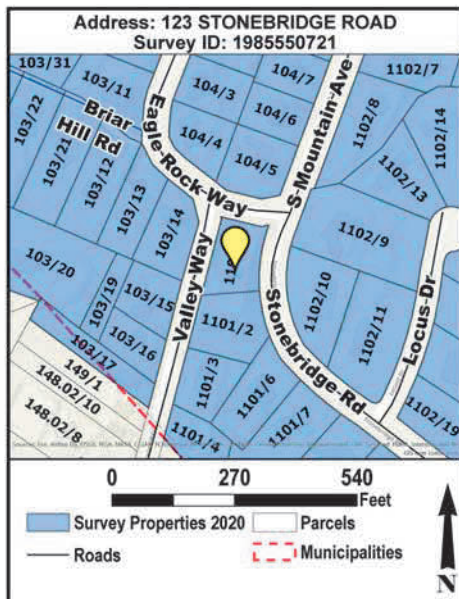
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422204

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

198550721

PROPERTY REPORT

Property ID: -1545406270

Property Name: 124 STONEBRIDGE ROAD **Ownership:** Private
Address: 124 S STONEBRIDGE ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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 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: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1545406270

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:

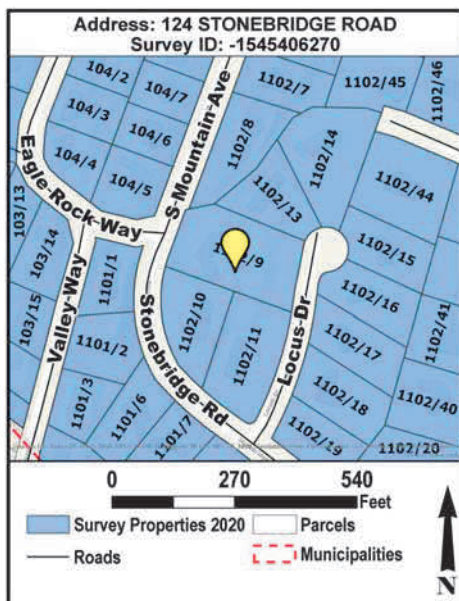
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_9

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422174

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1545406270

PROPERTY REPORT

Property ID: **-1907403657**

Property Name: 7 UNDERCLIFF DRIVE **Ownership:** Private
Address: 7 UNDERCLIFF DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1907403657

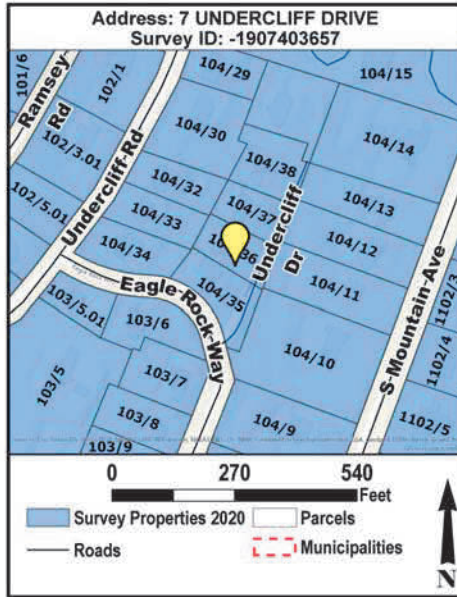
Page 1

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_104_36

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: 422238

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1907403657

PROPERTY REPORT

Property ID: 1419035372

Property Name: 11 UNDERCLIFF DRIVE **Ownership:** Private
Address: 11 UNDERCLIFF DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Scott Wieczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

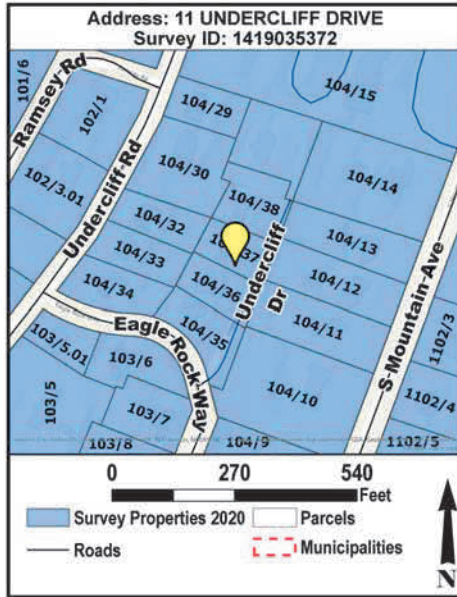
1419035372

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_104_37

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: 422239

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

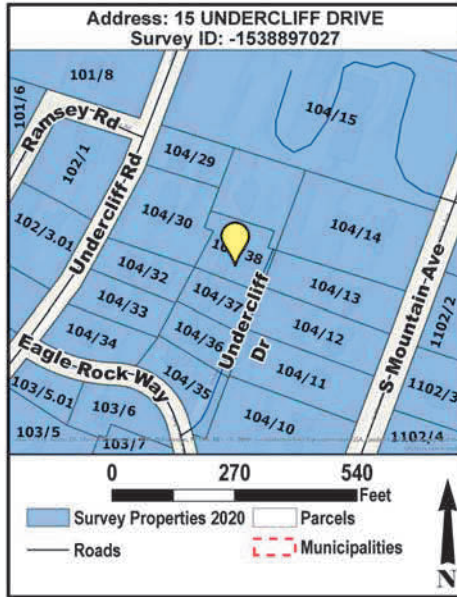
1419035372

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_104_38

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: 422240

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1538897027

PROPERTY REPORT

Property ID: **913150714**

Property Name: 19 UNDERCLIFF DRIVE **Ownership:** Private
Address: 19 UNDERCLIFF DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

913150714

Page 1

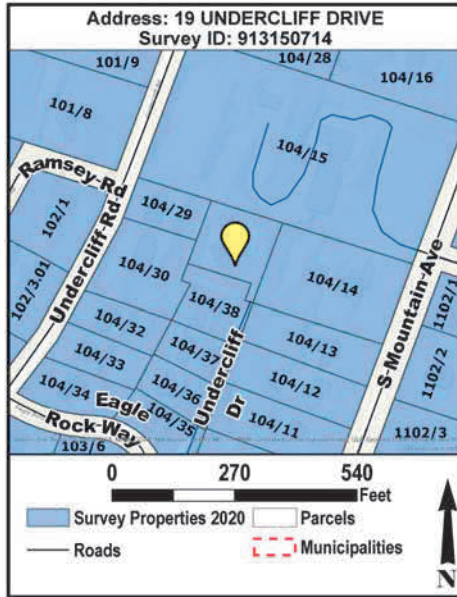
(Primary Contact)

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_104_39.01

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422241

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

913150714

PROPERTY REPORT

Property ID: 1583041543

Property Name: UNDERCLIFF ROAD **Ownership:** Private
Address: UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 and Status Dates:	National Historic Landmark?: <input type="checkbox"/>	SHPO Opinion: Local Designation: Other Designation: Other Designation Date:
	National Register:	
	New Jersey Register:	
	Determination of Eligibility:	
	Certification of Eligibility:	
<input type="checkbox"/> Eligibility Worksheet included in present survey?	<input type="checkbox"/> Is this Property an identifiable farm or former farm?	

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

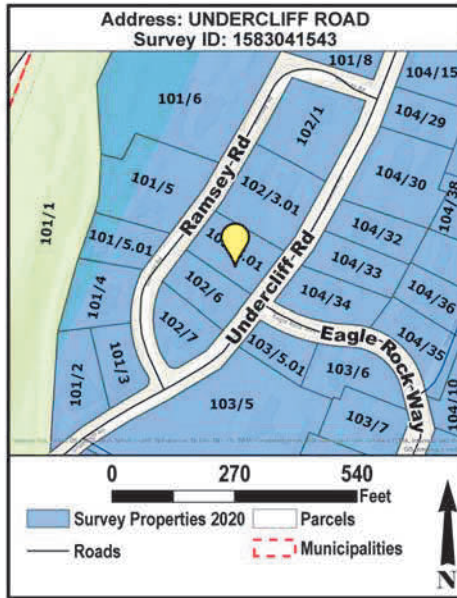
(Primary Contact)

Property ID:

1583041543

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_102_5.01

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422222

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1583041543

Page 2

PROPERTY REPORT

Property ID: **-1596755177**

Property Name: 5 UNDERCLIFF ROAD
Address: 5 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1596755177

Page 1

(Primary Contact)

Certification of Eligibility:

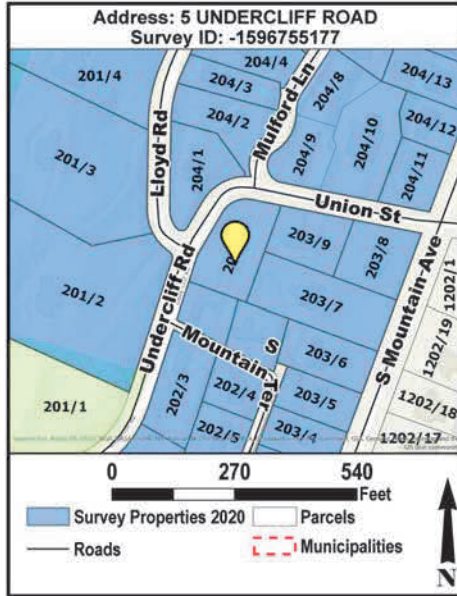
Other Designation Date:

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_203_10

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: 422336

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1596755177

PROPERTY REPORT

Property ID: **-783162100**

Property Name: 11 UNDERCLIFF ROAD
Address: 11 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 multi-hued 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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-783162100

Page 1

Registration and Status Dates:

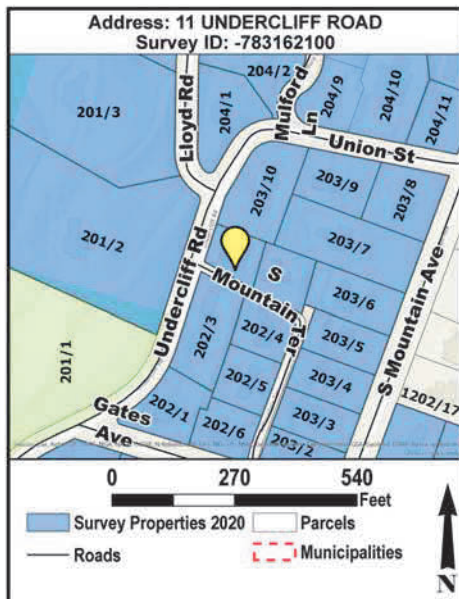
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_203_11

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: 422337

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-783162100

PROPERTY REPORT

Property ID: 1362674900

Property Name: Harry Nason House **Ownership:** Private
Address: 14 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	201	2

Property Photo:



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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

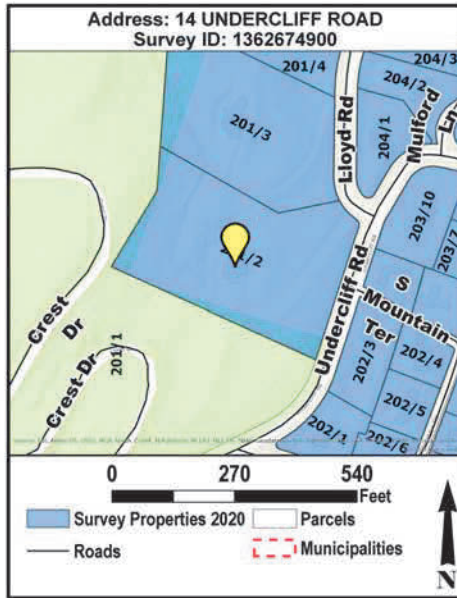
Property ID:

1362674900

Page 1

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_201_2
SURVEY: ESS GB 93 v4; HSI: 0713-848

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 235263

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1362674900

Page 2

PROPERTY REPORT

Property ID: **742461876**

Property Name: 15 UNDERCLIFF ROAD
Address: 15 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

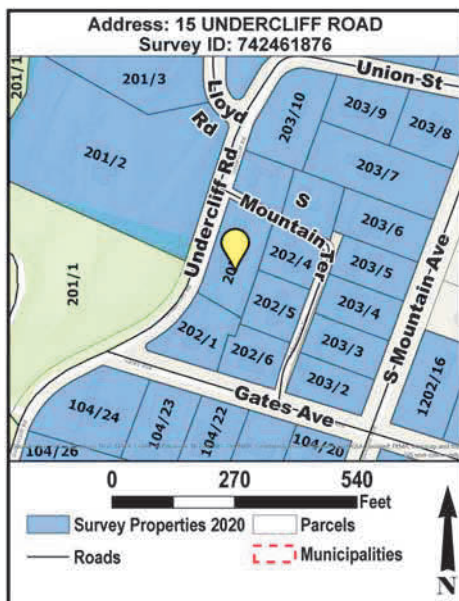
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

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

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

742461876

PROPERTY REPORT

Property ID: **728801876**

Property Name: 27 UNDERCLIFF ROAD
Address: 27 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

728801876

Page 1

Certification of Eligibility:

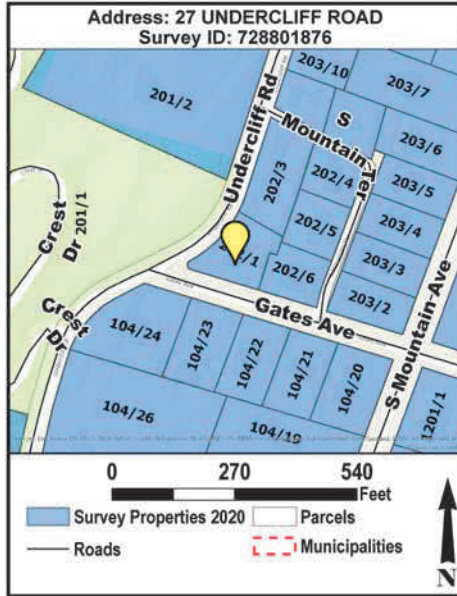
Other Designation Date:

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_202_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422295

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

728801876

Page 2

apportioned home lots accented by hedgerows, low-lying browse, and coniferous bushes that trim walkways and house foundations.

Registration and Status Dates:

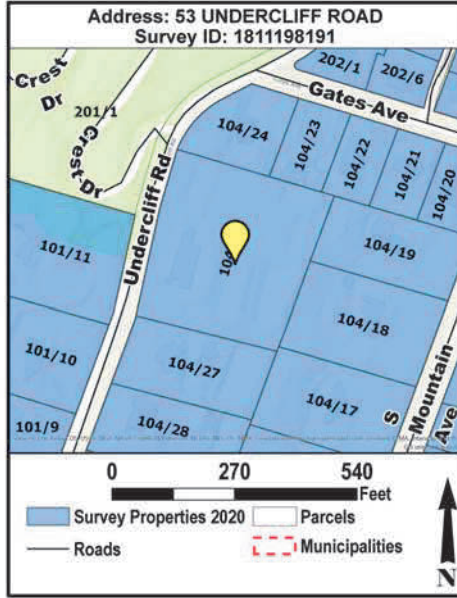
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_104_26

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422311

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1811198191

BUILDING ATTACHMENT

Common Name: 53 Undercliff Road

Historic Name: 53 Undercliff Road

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1926 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1926 **Construction End Date:** 1926

Style: Georgian Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish Materials: Brick, Flemish Bond

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: A B C 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: 2

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 101 Lot 11

Date Form Completed: 5/18/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1811198191

Page 4

PROPERTY REPORT

Property ID: -1581657084

Property Name: 57 UNDERCLIFF ROAD
Address: 57 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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

Page 1

Registration and Status Dates:

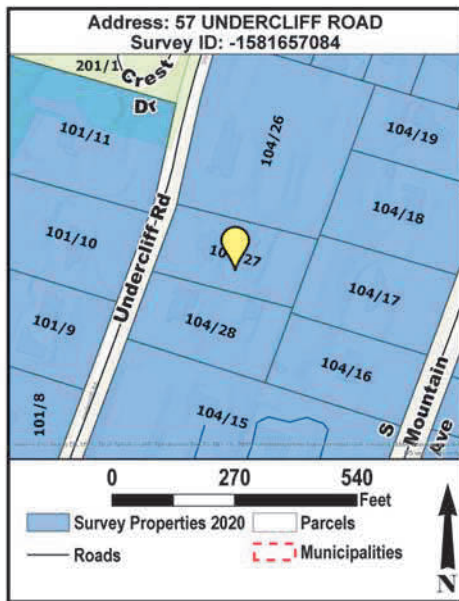
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_27
SURVEY: ESS GB 93 v4; HSI: 0713-849

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: 422312

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1581657084

PROPERTY REPORT

Property ID: **1812626186**

Property Name: Stone Eagles **Ownership:** Private
Address: 60 UNDERCLIFF ROAD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1812626186

Page 1

(Primary Contact)

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:

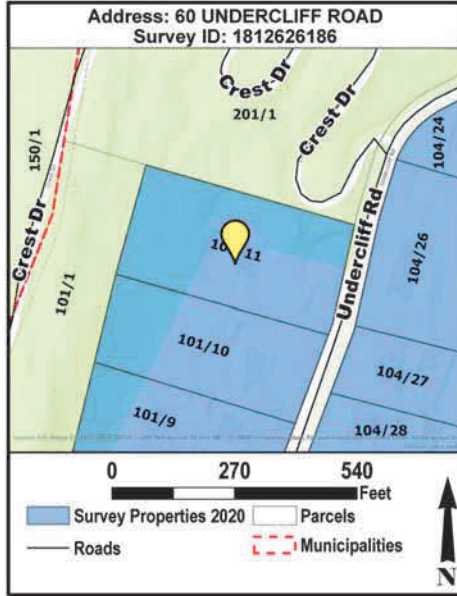
National Historic Landmark?:
 National Register: 7/1/1988
 New Jersey Register: 9/29/1986
 Determination of Eligibility:
 Certification of Eligibility:

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

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

Location Map:

Site 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_101_11
 SURVEY: ESS GB 93 v4; HSI: 0713-850

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 1 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1905

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

1812626186

Page 2

(Primary Contact)

BUILDING ATTACHMENT

Common Name: 60 Undercliff Road

Historic Name: Stone Eagles

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1929 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1929 **Construction End Date:** 1929

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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 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 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::

Type:	Name:	Person/Firm Description:
Architect	Frank Goodwillie	Olmstead Brothers

Date form completed: 4/28/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1812626186

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 1812626186

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 No

National Register Criteria: A B C 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 Georgian Revival Style, possessing integrity of location, design, setting, materials, workmanship, feeling and association.

Total Number of Attachments: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1812626186

Page 4

PROPERTY REPORT

Property ID: **-62140873**

Property Name: 62 UNDERCLIFF ROAD
Address: 62 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	10

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-62140873

Page 1

(Primary Contact)

Certification of Eligibility:

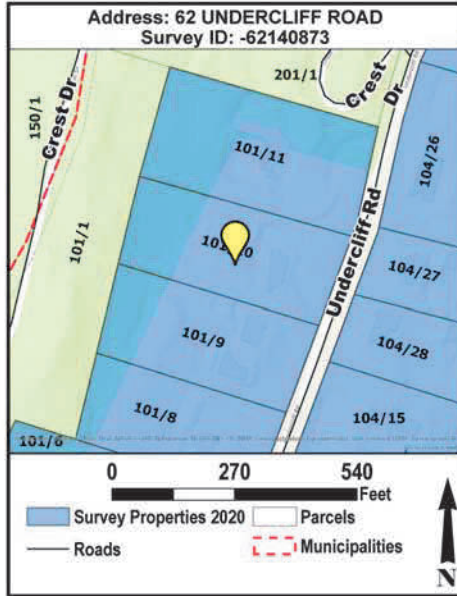
Other Designation Date:

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_101_10

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: 422303

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-62140873

Registration and Status Dates:

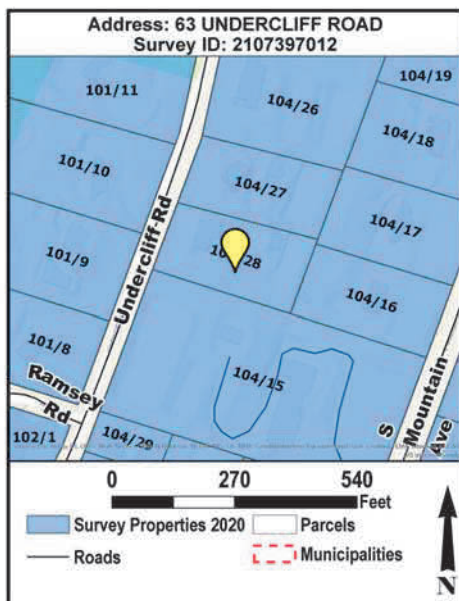
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_104_28

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: 422231

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2107397012

Page 2

PROPERTY REPORT

Property ID: -1675579698

Property Name: 70 UNDERCLIFF ROAD
Address: 70 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	9

Property Photo:



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

Property ID:

-1675579698

Page 1

(Primary Contact)

Registration and Status Dates:

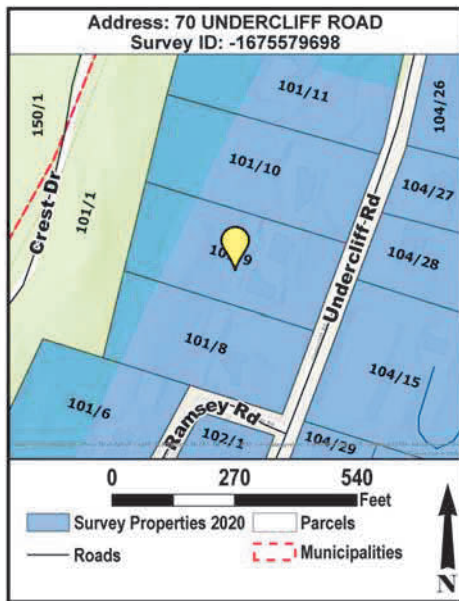
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_101_9
SURVEY: ESS GB 93 v4; HSI: 0713-851

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: 422302

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1675579698

PROPERTY REPORT

Property ID: **-1475700405**

Property Name: 80 UNDERCLIFF ROAD
Address: 80 UNDERCLIFF ROAD RD

Ownership: Private
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 and Status Dates:

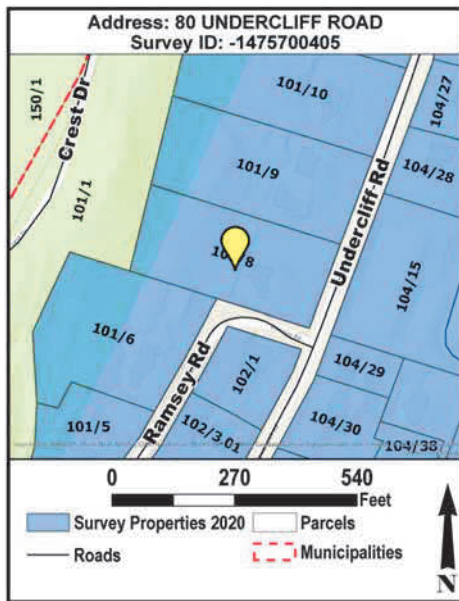
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_101_8

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: 422218

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1475700405

PROPERTY REPORT

Property ID: -2003719931

Property Name: 85 UNDERCLIFF ROAD
Address: 85 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-2003719931

Page 1

(Primary Contact)

Certification of Eligibility:

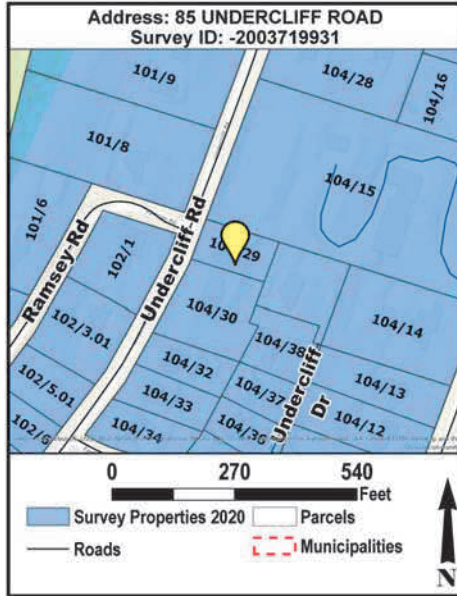
Other Designation Date:

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_104_29

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: 422232

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2003719931

Page 2

PROPERTY REPORT

Property ID: 1238363249

Property Name: 88 UNDERCLIFF ROAD **Ownership:** Private
Address: 88 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1238363249

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:

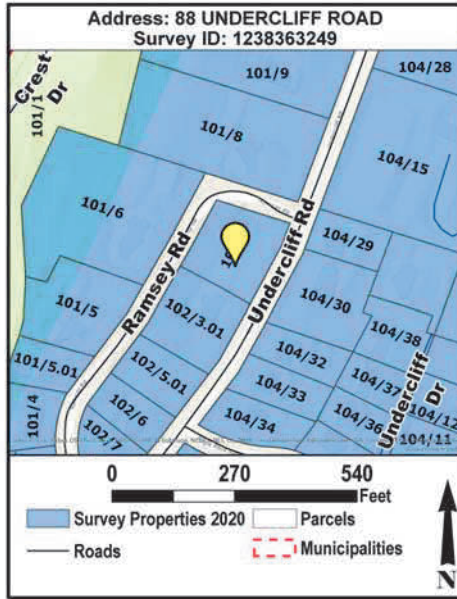
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_102_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: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422220

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1238363249

PROPERTY REPORT

Property ID: -944426014

Property Name: 89 UNDERCLIFF ROAD **Ownership:** Private
Address: 89 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-944426014

Page 1

(Primary Contact)

Certification of Eligibility:

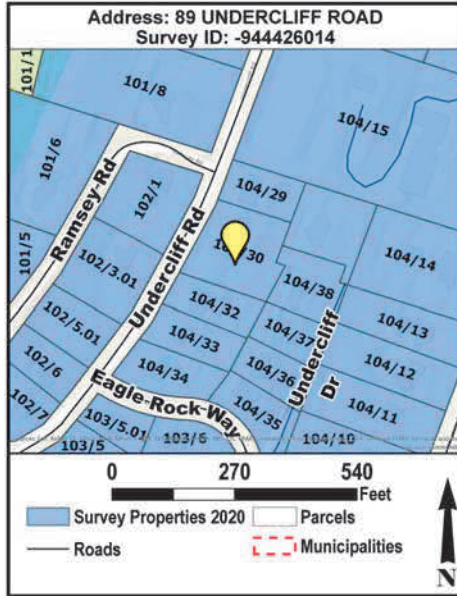
Other Designation Date:

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_104_30

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: 422233

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-944426014

PROPERTY REPORT

Property ID: **1866077662**

Property Name: 96 UNDERCLIFF ROAD **Ownership:** Private
Address: 96 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	102	3.01

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1866077662

Page 1

Certification of Eligibility:

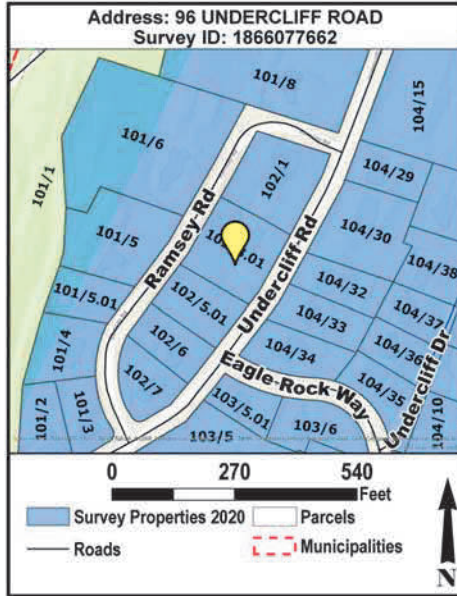
Other Designation Date:

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_102_3.01

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: 422221

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1866077662

PROPERTY REPORT

Property ID: **-168351045**

Property Name: 99 UNDERCLIFF ROAD
Address: 99 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

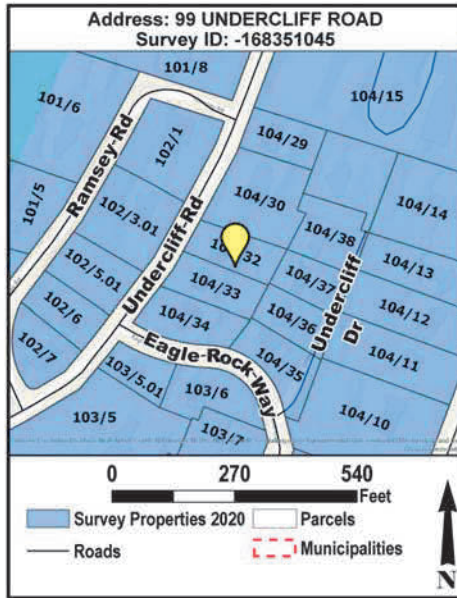
-168351045

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_104_32

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: 422234

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-168351045

PROPERTY REPORT

Property ID: 836148065

Property Name: 103 UNDERCLIFF ROAD **Ownership:** Private
Address: 103 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	104	34

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

836148065

Page 1

(Primary Contact)

Certification of Eligibility:

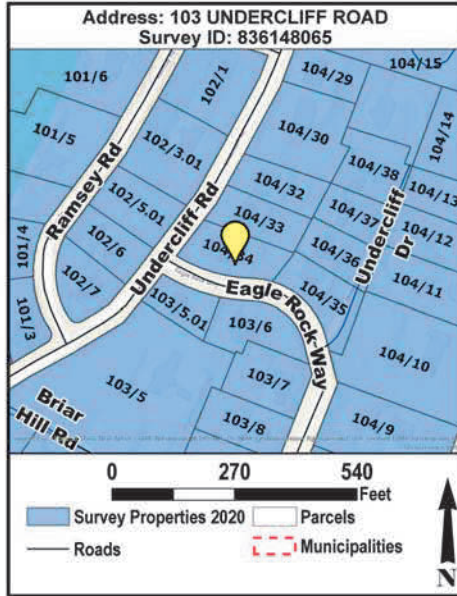
Other Designation Date:

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_104_34

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422236

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

836148065

PROPERTY REPORT

Property ID: **-1155881156**

Property Name: 110 UNDERCLIFF ROAD **Ownership:** Private
Address: 110 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 Name: Estate Potential Historic Resource Area

Surveyor: Scott Wieczorek

Organization: E2 Project Management

Property ID:

-1155881156

Page 1

(Primary Contact)

Certification of Eligibility:

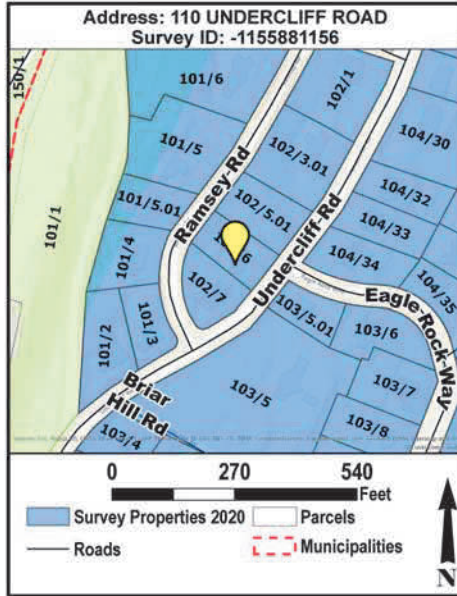
Other Designation Date:

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_102_6

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422223

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1155881156

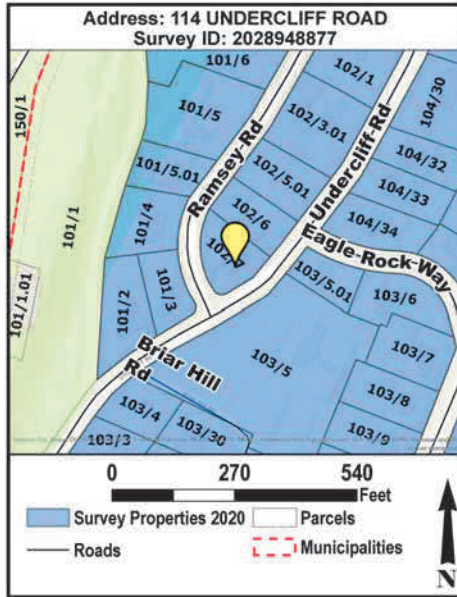
Page 2

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_102_7

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422224

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

2028948877

Registration and Status Dates:

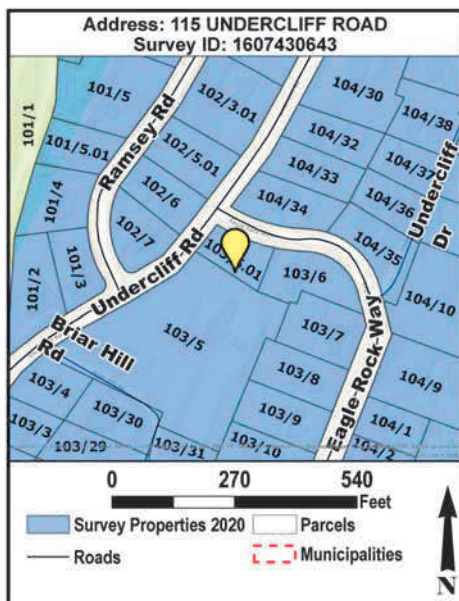
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_103_5.01

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: 422242

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1607430643

PROPERTY REPORT

Property ID: -73179989

Property Name: 117 UNDERCLIFF ROAD
Address: 117 UNDERCLIFF ROAD RD

Ownership: Private
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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

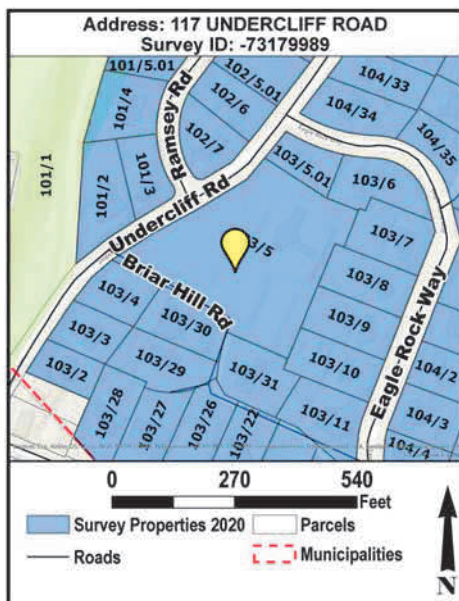
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_103_5
SURVEY: ESS GB 93 v4; HSI: 0713-852

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: 422122

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-73179989

PROPERTY REPORT

Property ID: **-1041338801**

Property Name: 120 UNDERCLIFF ROAD **Ownership:** Private
Address: 120 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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 now-boarded 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1041338801

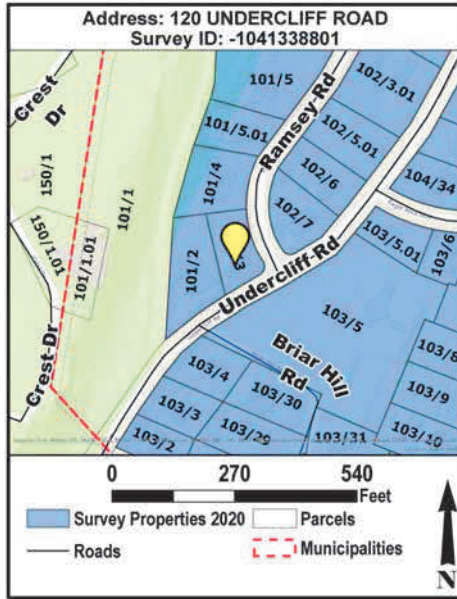
Page 1

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_101_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: Non-Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422214

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1041338801

PROPERTY REPORT

Property ID: **-1474389073**

Property Name: 126 UNDERCLIFF ROAD
Address: 126 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	101	2

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

Property ID:

-1474389073

Page 1

(Primary Contact)

Certification of Eligibility:

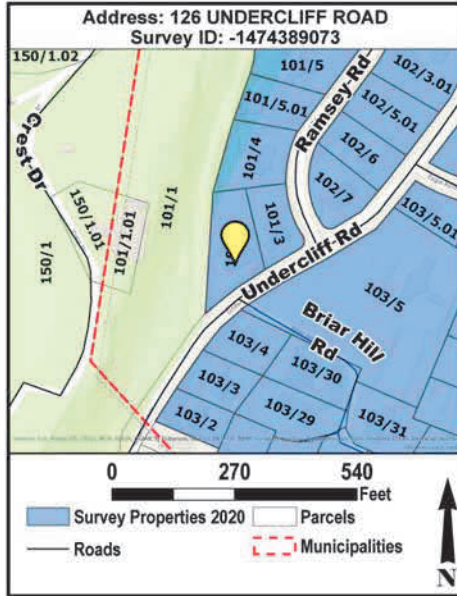
Other Designation Date:

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_101_2

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422118

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1474389073

Page 2

PROPERTY REPORT

Property ID: **1361957778**

Property Name: 127 UNDERCLIFF ROAD **Ownership:** Private
Address: 127 UNDERCLIFF ROAD RD **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	4

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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 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

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1361957778

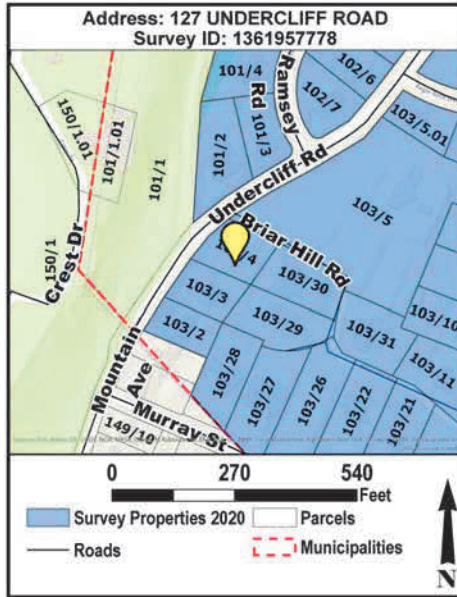
Page 1

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_103_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422121

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Scott Wiczorek

Organization: E2 Project Management

(Primary Contact)

Property ID:

1361957778

PROPERTY REPORT

Property ID: **-613104267**

Property Name: 133 UNDERCLIFF ROAD
Address: 133 UNDERCLIFF ROAD RD

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 1/1 double-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 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-613104267

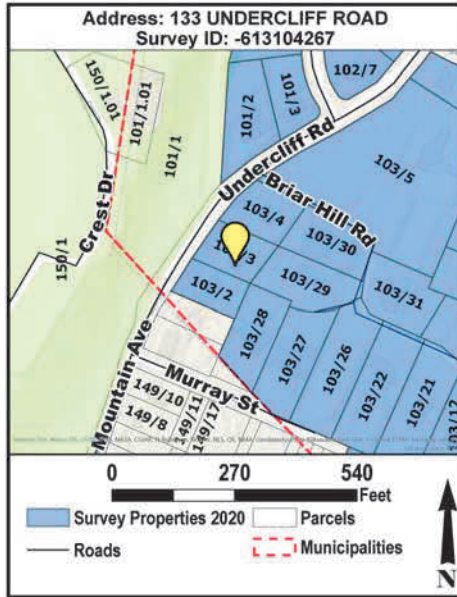
Page 1

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_103_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: Non-Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422120

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

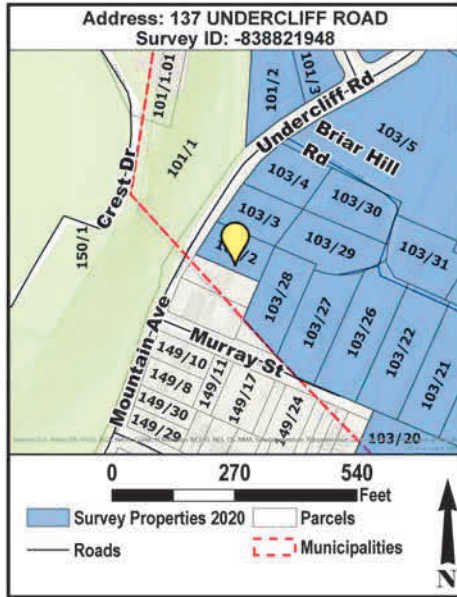
-613104267

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_103_2

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422119

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-838821948

Registration and Status Dates:

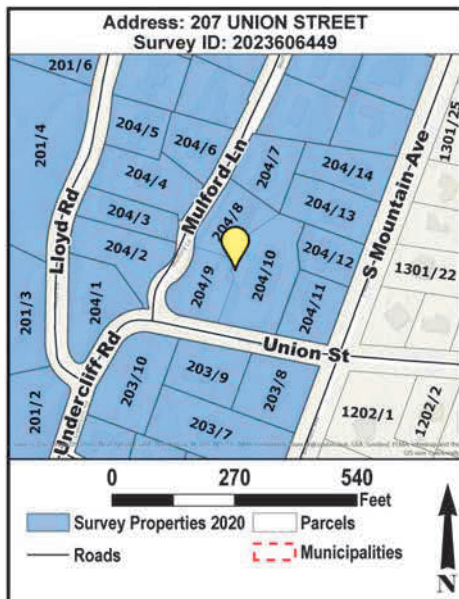
National Historic Landmark?:
National Register: 7/1/1988
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_204_10
SURVEY: ESS GB 93 v4; HSI: 0713-803

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1856

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2023606449

BUILDING ATTACHMENT

Common Name: 207 Union Street

Historic Name: Mulford House

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1913 **Source:** Borough of Montclair Tax Records; NJHPO Individual Structure Survey Form

Construction Start Date: 1913 **Construction End Date:** 1913

Style: Spanish Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Tile, Spanish

Stories: 2.5

Exterior Finish Materials: Stucco

Bays: 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 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.

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

(Primary Contact)

Property ID:

2023606449

Page 3

ELIGIBILITY WORKSHEET - Properties

Property ID 2023606449

History:

Designed by architects Hiss and Weeks, was constructed 1913.

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 prominent architect.

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:

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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2023606449

Page 4

PROPERTY REPORT

Property ID: **-702557394**

Property Name: 212 UNION STREET **Ownership:** Private
Address: 212 UNION STREET ST **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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:

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:

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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

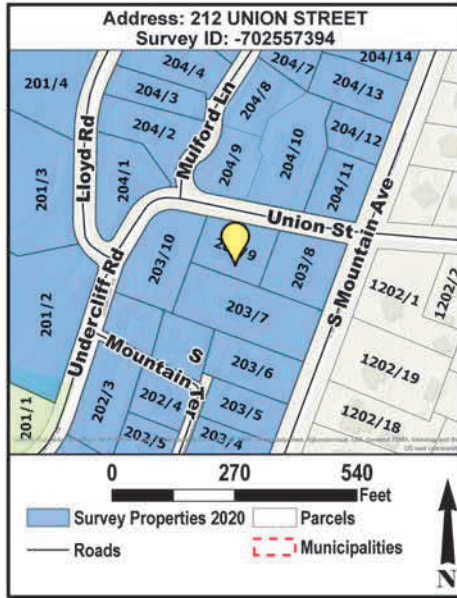
-702557394

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_203_9

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422335

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

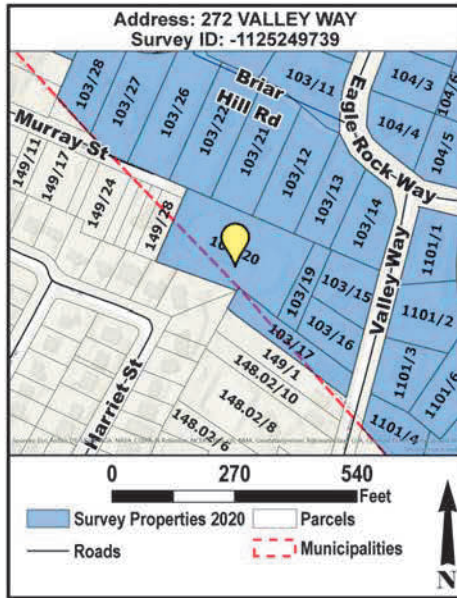
(Primary Contact)

Property ID:

-702557394

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_103_20

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422136

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

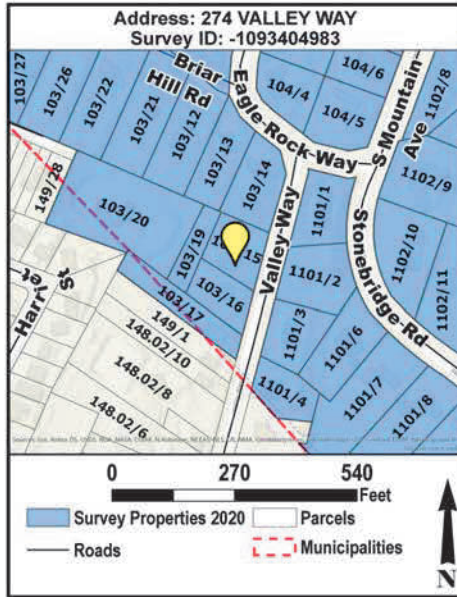
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Eligibility Worksheet included in present survey?

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_103_15

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422132

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1093404983

PROPERTY REPORT

Property ID: **-2143619242**

Property Name: 276 VALLEY WAY
Address: 276 VALLEY WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	103	16

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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-2143619242

Page 1

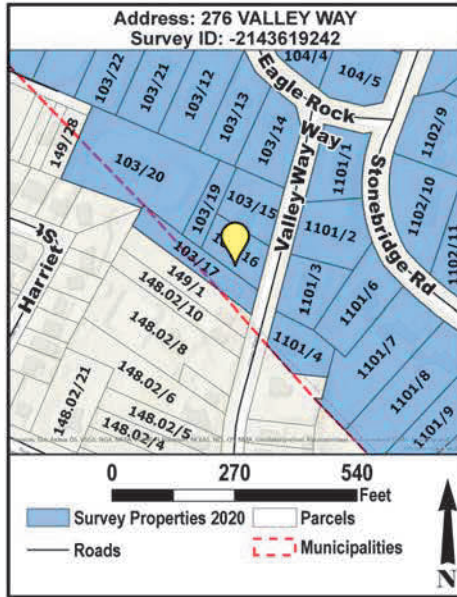
(Primary Contact)

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_103_16

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422133

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2143619242

Certification of Eligibility:

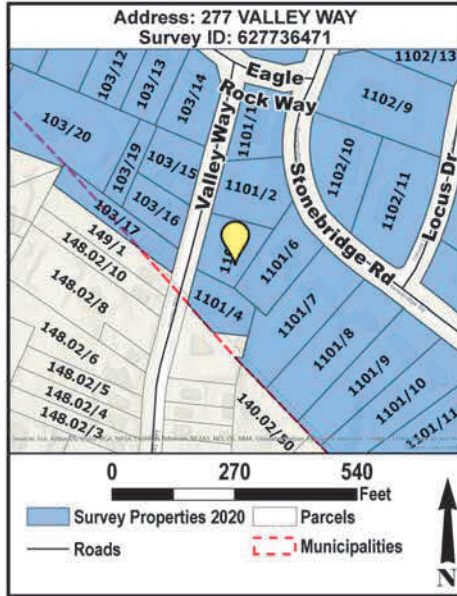
Other Designation Date:

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_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: Non-Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422206

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

627736471

PROPERTY REPORT

Property ID: **-1520464529**

Property Name: 278 VALLEY WAY
Address: 278 VALLEY WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 relic 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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1520464529

Page 1

(Primary Contact)

Certification of Eligibility:

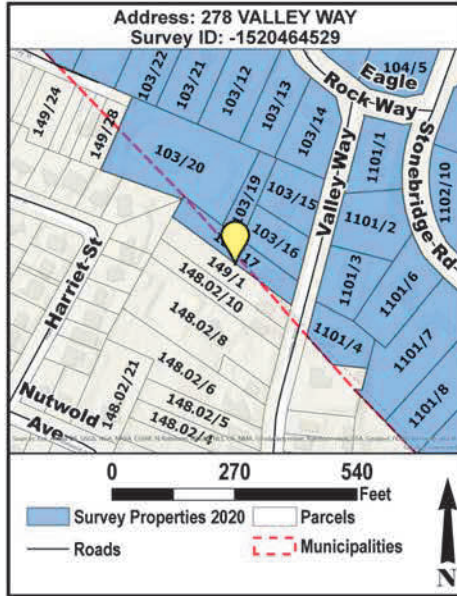
Other Designation Date:

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_103_17

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422134

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1520464529

PROPERTY REPORT

Property ID: **1964644236**

Property Name: 279 VALLEY WAY
Address: 279 VALLEY WAY WAY

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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 relic 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1964644236

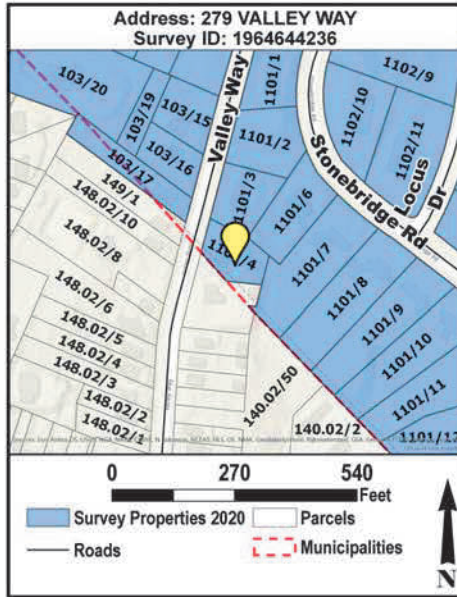
Page 1

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_4

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422207

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1964644236

PROPERTY REPORT

Property ID: 1025734791

Property Name: 16 W BROOKWOOD DRIVE **Ownership:** Private
Address: 16 W BROOKWOOD DRIVE DR **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	2001	7

Property Photo:

(Photo Not Available)

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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

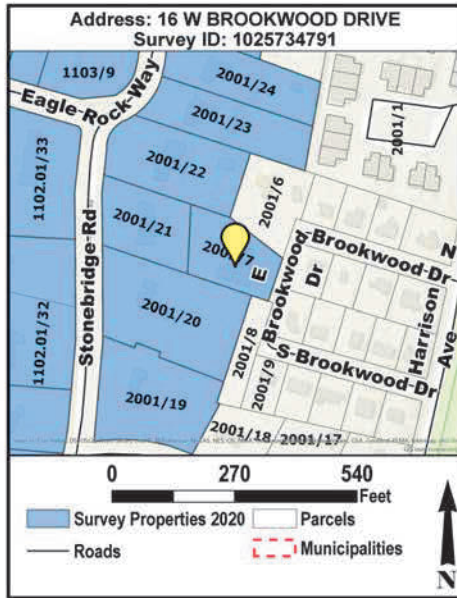
(Primary Contact)

Property ID:

1025734791

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_2001_7

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422155

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1025734791

PROPERTY REPORT

Property ID: **1395622462**

Property Name: 77 WARREN PLACE
Address: 77 WARREN PLACE PL

Ownership: Private
Apartment #: **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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1395622462

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?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_8

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422253

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1395622462

PROPERTY REPORT

Property ID: **668834023**

Property Name: 83 WARREN PLACE
Address: 83 WARREN PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

668834023

Page 1

Registration and Status Dates:

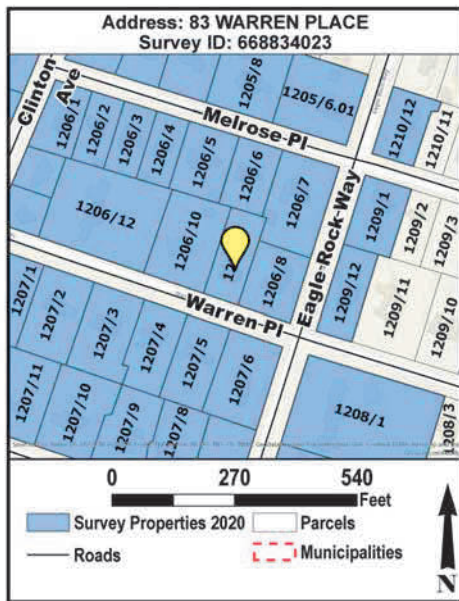
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

Eligibility 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_1206_9

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: 422254

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

668834023

Registration and Status Dates:

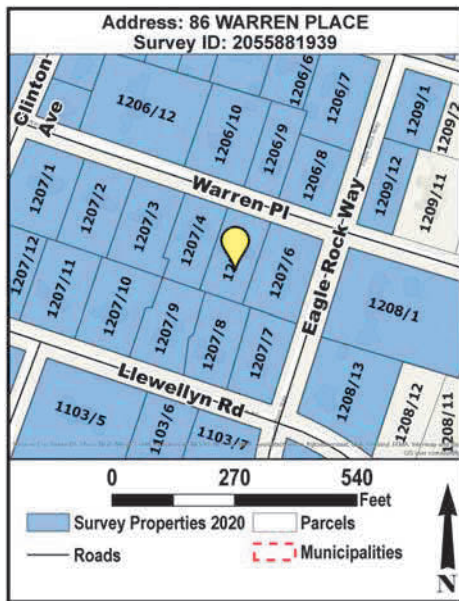
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_5

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: 422274

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2055881939

PROPERTY REPORT

Property ID: **269707932**

Property Name: 87 WARREN PLACE
Address: 87 WARREN PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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 double-hung 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

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

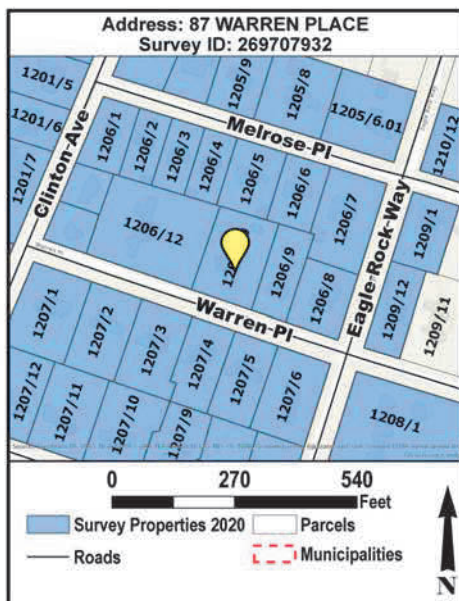
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1206_10

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422255

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

269707932

Registration and Status Dates:

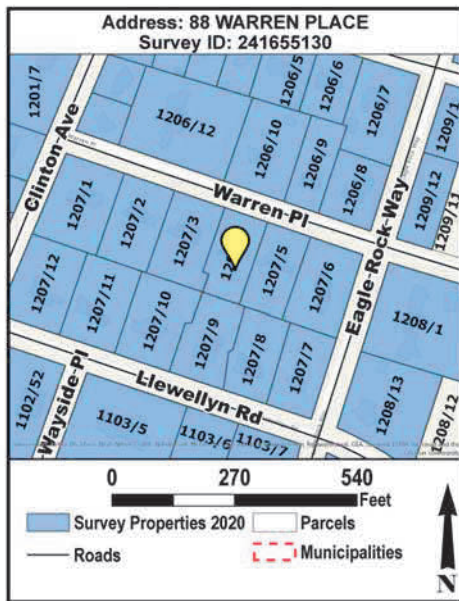
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_4

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: 422273

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

241655130

PROPERTY REPORT

Property ID: **-1428087971**

Property Name: 94 WARREN PLACE **Ownership:** Private
Address: 94 WARREN PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1428087971

Page 1

(Primary Contact)

Certification of Eligibility:

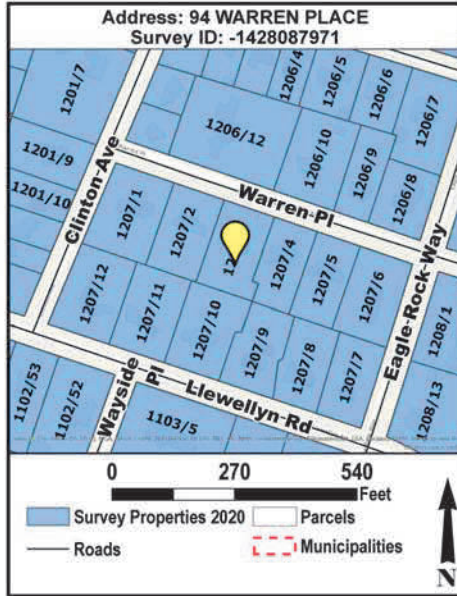
Other Designation Date:

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 #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1207_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: Non-Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422272

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1428087971

PROPERTY REPORT

Property ID: **2053947464**

Property Name: 97 Warren Place **Ownership:** Private
Address: 97 WARREN PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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?: <input type="checkbox"/>	National Register: 7/1/1988	SHPO Opinion:
	New Jersey Register: 9/29/1986		Local Designation:
	Determination of Eligibility:		Other Designation:

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2053947464

Page 1

Certification of Eligibility:

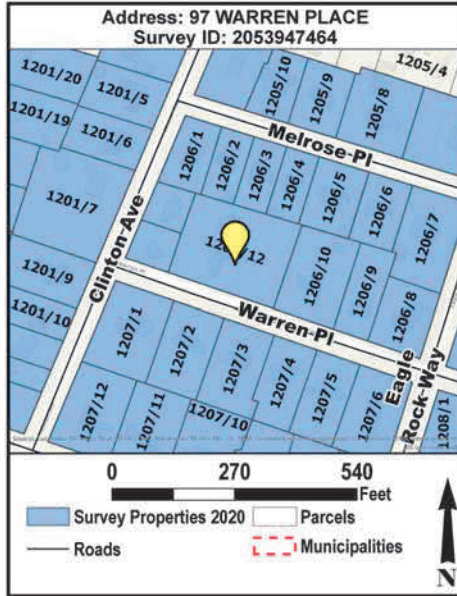
Other Designation Date:

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 #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1206_12
SURVEY: ESS GB 93 v4; HSI: 0713-841

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1914

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

Common Name: 97 Warren Place

Historic Name: 97 Warren Place

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1911 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1911 **Construction End Date:** 1911

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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 eaves 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::

Type:	Name:	Person/Firm Description:
Architect	W Leslie Walker	

Date form completed: 4/28/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2053947464

ELIGIBILITY WORKSHEET - Properties

Property ID 2053947464

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

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2053947464

Page 4

PROPERTY REPORT

Property ID: -1730044340

Property Name: 98 WARREN PLACE **Ownership:** Private
Address: 98 WARREN PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-1730044340

Page 1

(Primary Contact)

Certification of Eligibility:

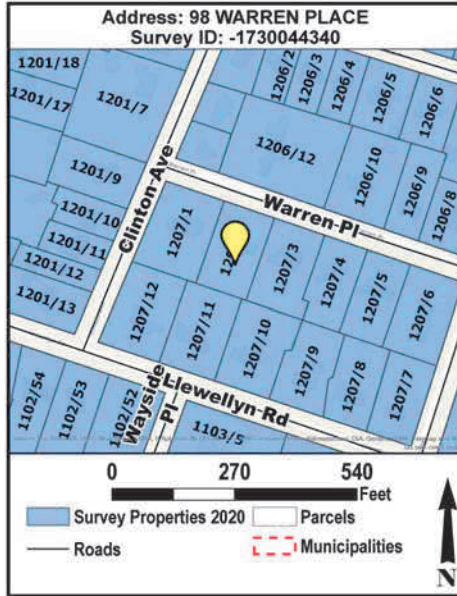
Other Designation Date:

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_1207_2

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422271

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1730044340

PROPERTY REPORT

Property ID: **-1520625321**

Property Name: 100 WARREN PLACE **Ownership:** Private
Address: 100 WARREN PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

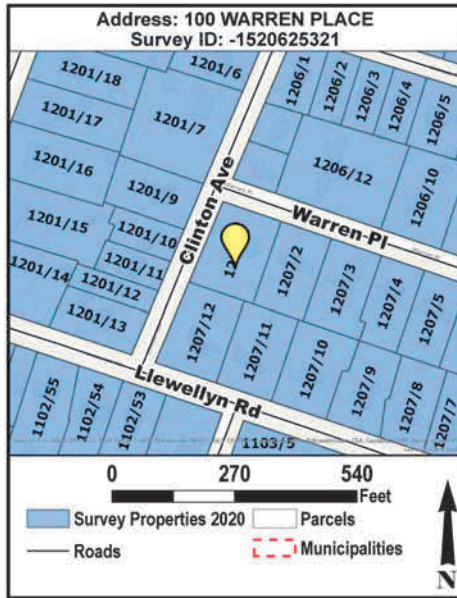
-1520625321

Page 1

(Primary Contact)

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422270

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1520625321

Page 2

PROPERTY REPORT

Property ID: 1293498390

Property Name: WAYSIDE PLACE **Ownership:** Private
Address: WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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?

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

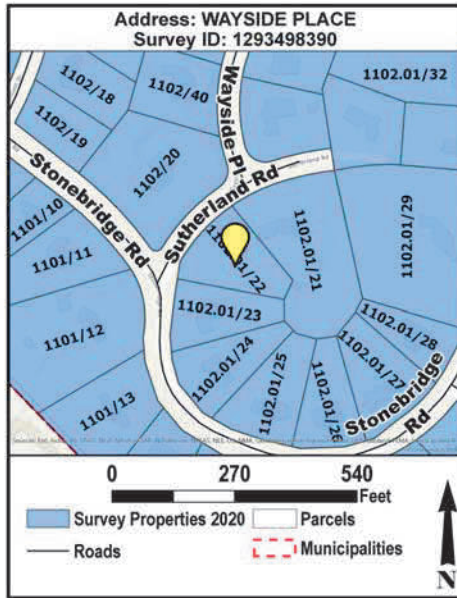
(Primary Contact)

Property ID:

1293498390

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_22

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422197

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

1293498390

Page 2

PROPERTY REPORT

Property ID: **-2076632664**

Property Name: 11 WAYSIDE PLACE **Ownership:** Private
Address: 11 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-2076632664

Page 1

(Primary Contact)

organically rather than by pre-determined design.

Registration and Status Dates:

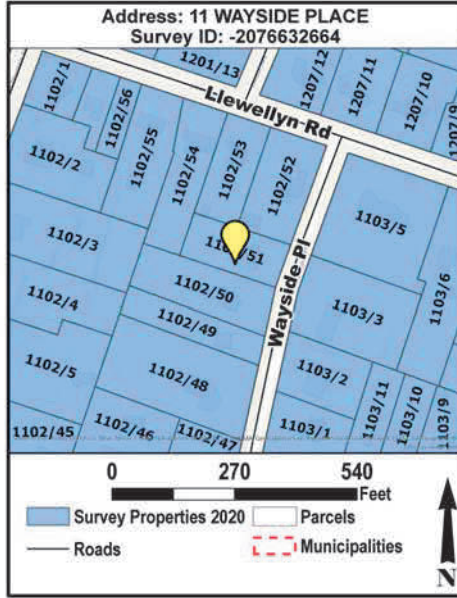
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author: Township of Montclair Title: GIS Tax Parcel Data Year: 2019 HPO Accession #: (if applicable)

Additional Information:

0713_1102_51

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: 422195

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-2076632664

PROPERTY REPORT

Property ID: **837457827**

Property Name: 15 WAYSIDE PLACE
Address: 15 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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 double-hung 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

837457827

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Registration and Status Dates:

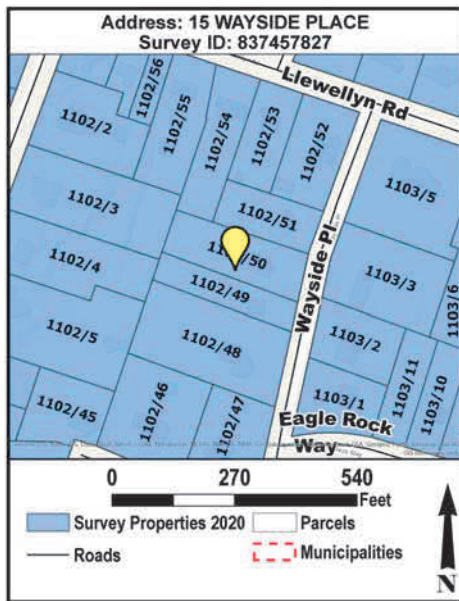
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_50

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: 422194

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:
837457827

PROPERTY REPORT

Property ID: **2057451909**

Property Name: 16 WAYSIDE PLACE **Ownership:** Private
Address: 16 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 brick; 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2057451909

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:

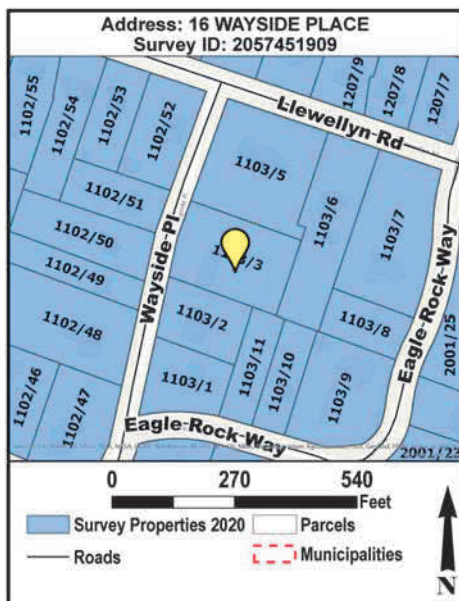
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1103_3

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422165

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2057451909

PROPERTY REPORT

Property ID: **-1472984590**

Property Name: Frank Goodwillie House
Address: 17 Wayside Place PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	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 ell 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 richly-detailed 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1472984590

Page 1

Registration and Status Dates:

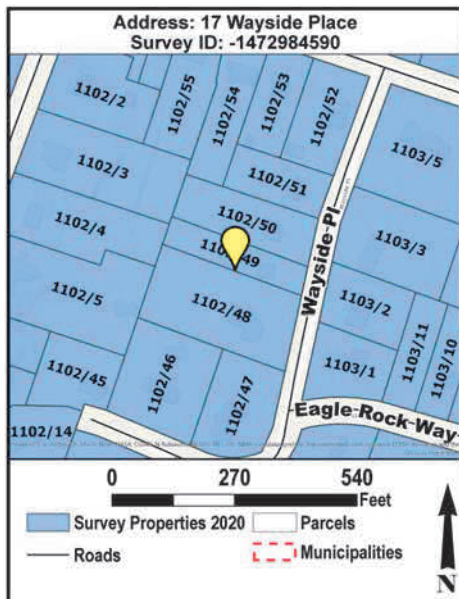
National Historic Landmark?:
National Register: 7/1/1988
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation: 1/1/2016
Other Designation:
Other Designation Date:

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair Historical Commission	Nomination Report 17 Wayside Place	2008	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102_49
SURVEY: ESS GB 282; HSI: 0713-879

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: 1812

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1472984590

PROPERTY REPORT

Property ID: **-477759980**

Property Name: 22 WAYSIDE PLACE
Address: 22 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 façade 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 and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

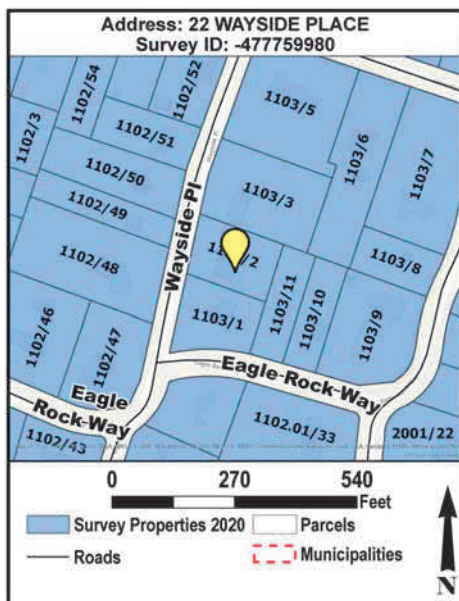
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1103_2

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422164

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-477759980

Page 2

PROPERTY REPORT

Property ID: **-827912854**

Property Name: 23 WAYSIDE PLACE **Ownership:** Private
Address: 23 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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 façade 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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

Property ID:

-827912854

Page 1

(Primary Contact)

PROPERTY REPORT

Property ID: **-268229203**

Property Name: 29 WAYSIDE PLACE **Ownership:** Private
Address: 29 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	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

Property ID:

-268229203

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

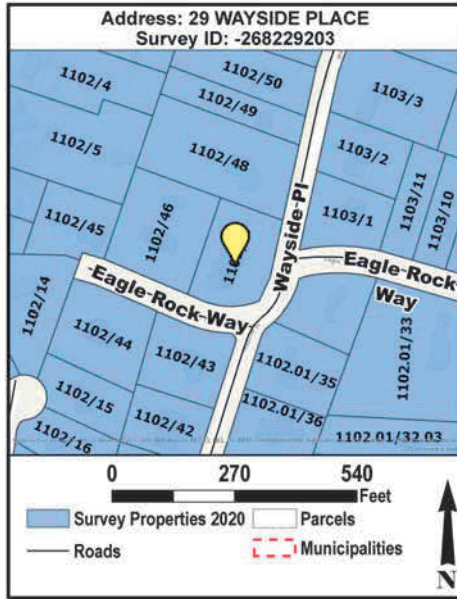
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_47

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422192

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-268229203

PROPERTY REPORT

Property ID: **-471958359**

Property Name: 30 Wayside Place
Address: 30 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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 plan 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

Registration and Status Dates:

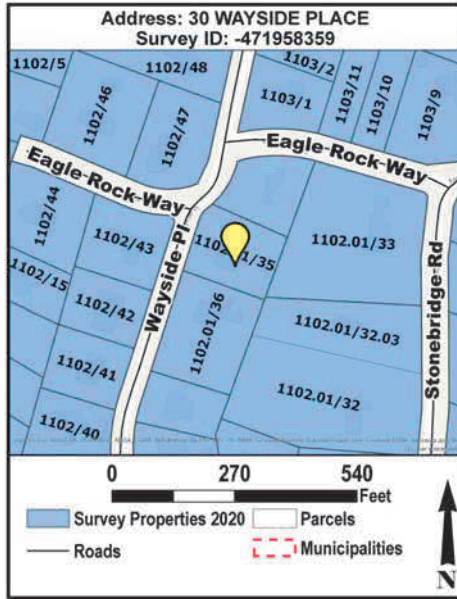
National Historic Landmark?:
National Register:
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102.01_35
SURVEY: ESS GB 93 v4; HSI: 0713-880

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1915

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-471958359

BUILDING ATTACHMENT

Common Name: 30 Wayside Place

Historic Name: 30 Wayside Place

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1935 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1935 **Construction End Date:** 1935

Style: Tudor Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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 plan 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

ELIGIBILITY WORKSHEET - Properties

Property ID -471958359

History:

Constructed in 1935.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:

"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: A B C 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: 2

List of Element Names:

Narrative Boundary Description:

Tax Parcel Block 1102.0 Lot 35

Date Form Completed: 5/18/2021

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-471958359

Page 4

PROPERTY REPORT

Property ID: **-1127284956**

Property Name: 31 WAYSIDE PLACE
Address: 31 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1127284956

Page 1

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:

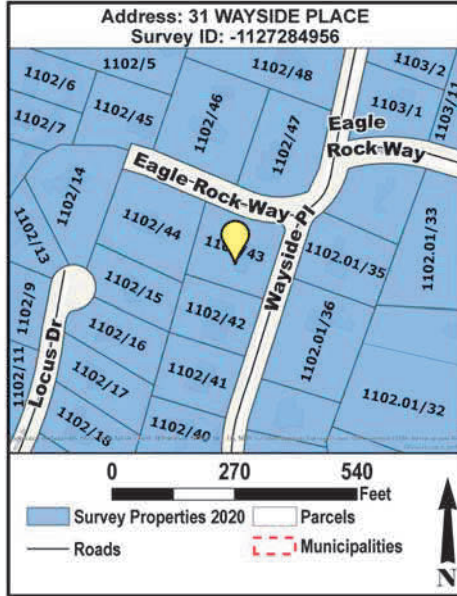
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_43

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: 422188

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1127284956

Page 2

PROPERTY REPORT

Property ID: **-1772643185**

Property Name: 35 WAYSIDE PLACE **Ownership:** Private
Address: 35 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1772643185

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:

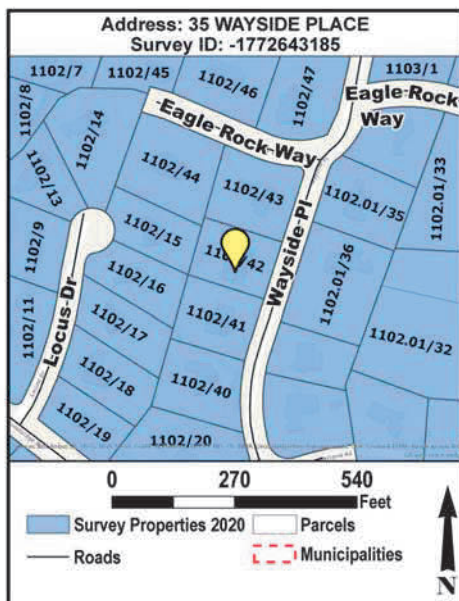
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_42

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422187

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1772643185

Page 2

PROPERTY REPORT

Property ID: **-1479981690**

Property Name: 39 WAYSIDE PLACE
Address: 39 WAYSIDE PLACE PL

Ownership: Private
Apartment #: **ZIP:** 07042

PROPERTY LOCATION(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

PROPERTY REPORT

Property ID: **-851237595**

Property Name: 40 WAYSIDE PLACE **Ownership:** Private
Address: 40 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-851237595

Page 1

Registration and Status Dates:

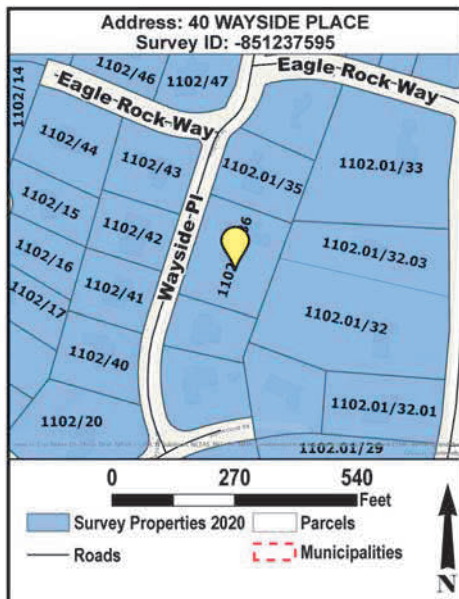
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102.01_36

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: 422200

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-851237595

PROPERTY REPORT

Property ID: **-497349703**

Property Name: 43 WAYSIDE PLACE **Ownership:** Private
Address: 43 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-497349703

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:

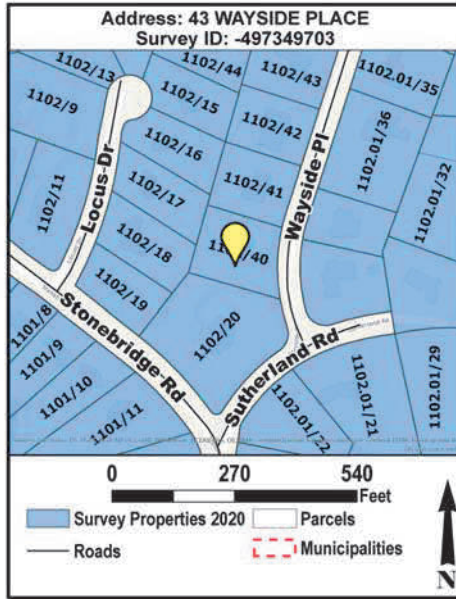
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102_40

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

- Attachments Included:
- 0 Building
 - 0 Structure
 - 0 Object
 - 0 Bridge
 - 0 Landscape
 - 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: 422185

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-497349703

PROPERTY REPORT

Property ID: -1200831102

Property Name: 46 WAYSIDE PLACE **Ownership:** Private
Address: 46 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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.

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1200831102

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:

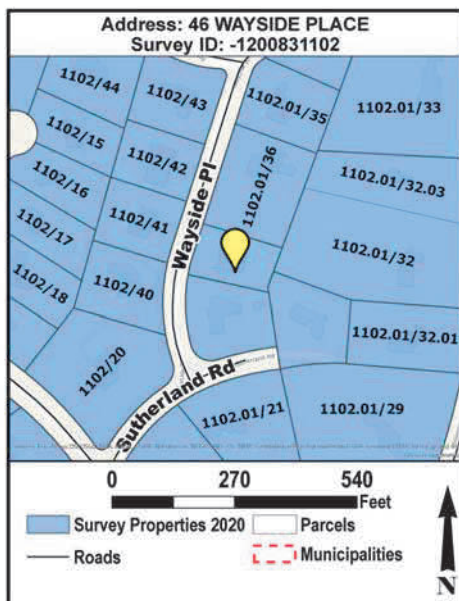
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102.01_38

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422201

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1200831102

PROPERTY REPORT

Property ID: **-1889812554**

Property Name: 52 Wayside Place **Ownership:** Private
Address: 52 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	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 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

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

Property ID:

-1889812554

Page 1

(Primary Contact)

Registration and Status Dates:

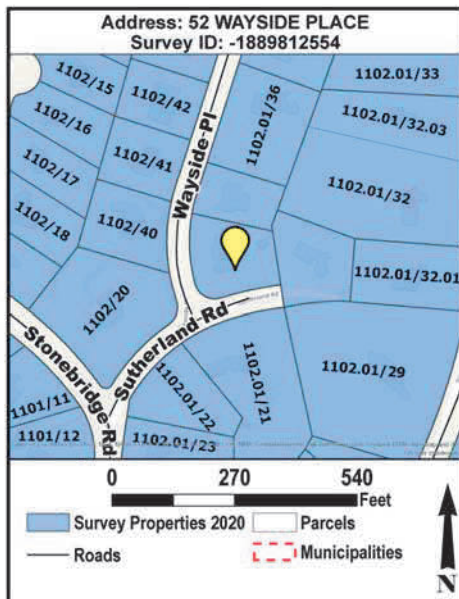
National Historic Landmark?:
National Register:
New Jersey Register: 9/29/1986
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Price, Eleanor	Historic Resources of Montclair Multiple Resource Area	1986	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019	

Additional Information:

0713_1102.01_39
SURVEY: ESS GB 93 v4; HSI: 0713-881

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

1 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ?

District Name: Estate Area Historic District

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 1916

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1889812554

BUILDING ATTACHMENT

Common Name: 52 Wayside Place

Historic Name: 52 Wayside Place

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1930 **Source:** Borough of Montclair Tax Records; NJHPO Individual Survey Form

Construction Start Date: 1930 **Construction End Date:** 1930

Style: Spanish Colonial Revival Vernacular Style?

Form: Center Hall

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Tile, Spanish

Stories: 2

Exterior Finish 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

ELIGIBILITY WORKSHEET - Properties

Property ID -1889812554

History:

Constructed in 1930.

Statement of Significance:

According to the Montclair Multiple Resource Area National Register Nomination:
"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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1889812554

Page 4

PROPERTY REPORT

Property ID: **2064745435**

Property Name: 54 WAYSIDE PLACE **Ownership:** Private
Address: 54 WAYSIDE PLACE PL **Apartment #:** **ZIP:** 07042

PROPERTY LOCATION(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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2064745435

Certification of Eligibility:

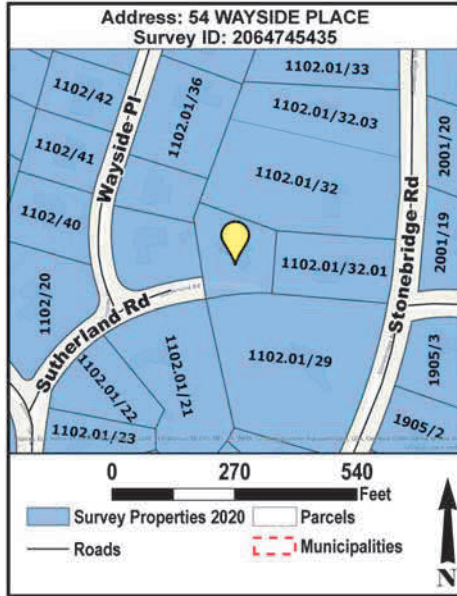
Other Designation Date:

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_32.02

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422202

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

2064745435

Page 2

PROPERTY REPORT

Property ID: **-1391037815**

Property Name: 56 WAYSIDE PLACE
Address: 56 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(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:

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 eaves 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 carries 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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1391037815

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Registration and Status Dates:

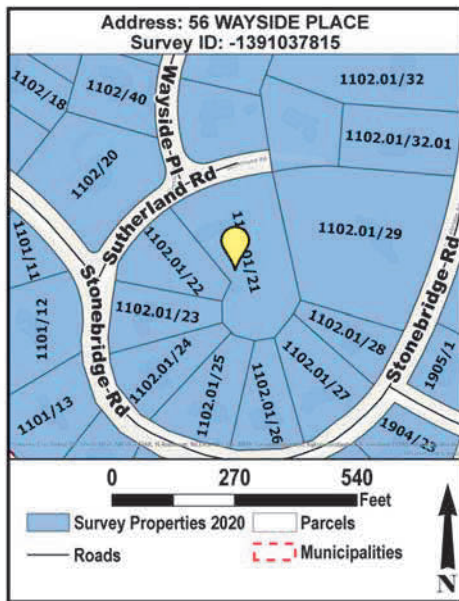
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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

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

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:
Township of Montclair	GIS Tax Parcel Data	2019	(if applicable)

Additional Information:

0713_1102.01_21

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: 422196

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-1391037815

PROPERTY REPORT

Property ID: **-934181480**

Property Name: 61 WAYSIDE PLACE
Address: 61 WAYSIDE PLACE PL

Ownership: Private
Apartment #:
ZIP: 07042

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township		Orange	1102	20

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

-934181480

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BUILDING ATTACHMENT

Common Name: 61 Wayside

Historic Name: 61 Wayside

Present Use: Residential, permanent

Historic Use: Residential, permanent

ConstructionDate: 1930 **Source:** Borough of Montclair Tax Records

Construction Start Date: 1930 **Construction End Date:** 1930

Style: Tudor Revival Vernacular Style?

Form: Other

Physical Condition: Excellent

Type: Other

Remaining Historic Fabric: High

Roof Finish Materials: Slate

Stories: 2.5

Exterior Finish 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

ELIGIBILITY WORKSHEET - Properties

Property ID -934181480

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:

"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: A B C 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: 2

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

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

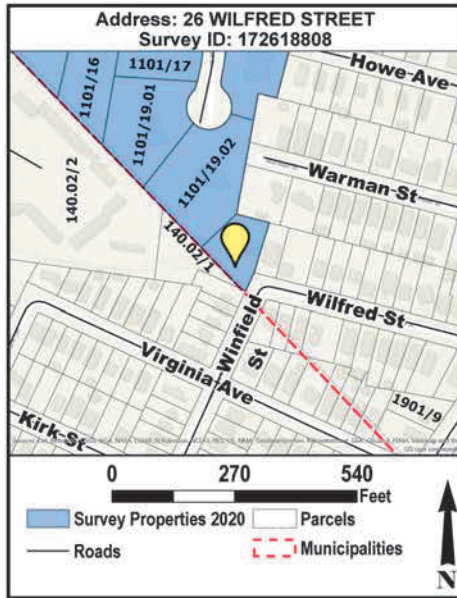
Property ID:

-934181480

Page 4

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Township of Montclair	GIS Tax Parcel Data	2019		

Additional Information:

0713_1101_19.04

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?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 422115

Date form completed: 6/25/2020

Survey Name: Estate Potential Historic Resource Area

Surveyor: Joseph Schuchman

Organization: E2 Project Management

(Primary Contact)

Property ID:

172618808

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