

Intensive-Level Historic Preservation Survey



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Wheeler Street & Oakcroft
Residential Neighborhood Survey Areas

SURVEY SCOPE OF WORK / SUMMARY OF FINDINGS

- Historical Research: Montclair, Wheeler Street Neighborhood, and Oakcroft Neighborhood.
- Field Survey of Properties / Architectural Descriptions
 - 210 properties between both areas
 - 97 properties in the Wheeler Street Neighborhood
 - 113 properties in the Oakcroft Neighborhood
- Determination on the Period of Significance (POS):
 - 1910 – c. 1930 Wheeler Street Neighborhood
 - 1906 – 1946 Oakcroft Neighborhood
- Determination of Key Contributing (KC) / Contributing (C) / Non-Contributing (NC) Resources
 - Wheeler Street Neighborhood (18 KC / 59 C / 20 NC)
 - Oakcroft Neighborhood (13 KC / 90 C / 10 NC)

THE HISTORY TIMELINE : WHEELER STREET

- Tony's Brook, last manufacturer was J. G. Wheeler & Co. who manufactured straw board (factory closed in 1887)
- 1896 Maple Avenue School (now Glenfield Middle School) constructed
- c. 1904 Maple Avenue Park (now Glenfield Park) developed
- By 1906 the survey area roads are laid out and ready for development.
- Prior to 1900, properties along Lincoln Street and Maple Avenue were already being constructed.
- 1910 is the year two-family residences begin construction on Willowdale Avenue, Wheeler Street and Monroe Place through to c. 1930.
- 1912 the first of the apartment buildings was constructed; Luciano Building at 27-29 Woodland Avenue, 5 Woodland Avenue, 115 Maple Avenue, and others.

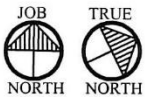


FIGURE No. 1

WHEELER STREET RESIDENTIAL SURVEY AREA

BASE MAP: 1986 SANBORN MAP



CONTRIBUTING RESOURCE (PROPOSED)



NON-CONTRIBUTING RESOURCE (PROPOSED)

WHEELER STREET NEIGHBORHOOD (Pre-1910)



115 Lincoln Street: c. 1897, American Foursquare, Key Contributing

WHEELER STREET NEIGHBORHOOD (Pre-1910)



127 Lincoln Street: c. 1900, Queen Anne, Key Contributing

WHEELER STREET NEIGHBORHOOD (1910 – 1930 – 2 FAMILY RESIDENCES)



29 Wheeler Street: 1910, Vernacular, Contributing

WHEELER STREET NEIGHBORHOOD (1910 – 1930 – 2 FAMILY RESIDENCES)



111 Maple Avenue: 1910, Colonial Revival, Contributing

WHEELER STREET NEIGHBORHOOD (1912 – 1930 APARTMENT BUILDINGS)



5 Woodland Avenue: c. 1912, Key Contributing



33 Woodland Avenue: c. 1920, Key Contributing

WHEELER STREET NEIGHBORHOOD (1910 – 1930 APARTMENT BUILDINGS)



24 Willowdale Avenue: 1914, Contributing



32 Monroe Place: c. 1924, Contributing

WHEELER STREET NEIGHBORHOOD



33, 35, and 37 Wheeler Street (left to right), Contributing



All constructed in 1926 by Michael De Ponte using the same base model for two-family houses.

WHEELER STREET NEIGHBORHOOD



POPULATION SCHEDULE										
SIXTEENTH CENSUS OF THE UNITED STATES: 1940										
R. D. No. 12 E. D. No. 72-209										
Trinity										
Pop. 267										
1	267	124	143	133	117	25	14	13	12	11
2	60	23	11	13	11	10	10	10	10	10
3	31	17	10	10	10	10	10	10	10	10
4	15	15	15	15	15	15	15	15	15	15
5	7	7	7	7	7	7	7	7	7	7
6	3	3	3	3	3	3	3	3	3	3
7	1	1	1	1	1	1	1	1	1	1
8	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0	0	0	0
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20	0	0	0	0	0	0	0	0	0	0
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31	0	0	0	0	0	0	0	0	0	0
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36	0	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0	0
41	0	0	0	0	0	0	0	0	0	0
42	0	0	0	0	0	0	0	0	0	0
43	0	0	0	0	0	0	0	0	0	0
44	0	0	0	0	0	0	0	0	0	0
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72	0	0	0	0	0	0	0	0	0	0
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74	0	0	0	0	0	0	0	0	0	0
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79	0	0	0	0	0	0	0	0	0	0
80	0	0	0	0	0	0	0	0	0	0
81	0	0	0	0	0	0	0	0	0	0
82	0	0	0	0	0	0	0	0	0	0
83	0	0	0	0	0	0	0	0	0	0
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87	0	0	0	0	0	0	0	0	0	0
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89	0	0	0	0	0	0	0	0	0	0
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92	0	0	0	0	0	0	0	0	0	0
93	0	0	0	0	0	0	0	0	0	0
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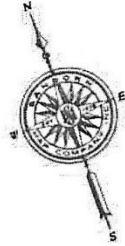
1940 U.S. Census: Lewis Family

38 Willowdale Avenue: c. 1912 and home of Aubrey Lewis per 1940 U.S. Census.

THE HISTORY TIMELINE : OAKCROFT DEVELOPMENT

- 1873 Greenwood Lake Railroad construction brought increased residential construction to Upper Montclair.
- 1905 Anderson Park opens, by 1906, there are plots sketched in adjacent to Anderson Park between North Mountain Avenue and the railroad track, and a handful of residences constructed on No. Mountain Avenue and Brookfield Road.
- 1907 development area was surveyed by F.W. Crane and construction begins on the Oakcroft development in the spring.
- Aaron W. Godfrey, a dabbler of many industries and professions before settling on real estate development, brought forth the vision for Oakcroft.
- Plan announced in 1910 was for the construction of 100 homes by the Godfrey Land and Building Company. 1910 article in *American Homes and Gardens* magazine features six homes in Oakcroft designed by the New York architectural firm of Freeman and Hasselman.
- By 1916, 47 homes constructed by the time Godfrey moved on to other development in the area with balance constructed through 1920s and 1930s. Last significant construction was in 1946 at corner of No. Mountain Avenue and Parkside Street.

58



54

5

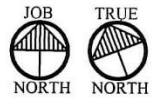
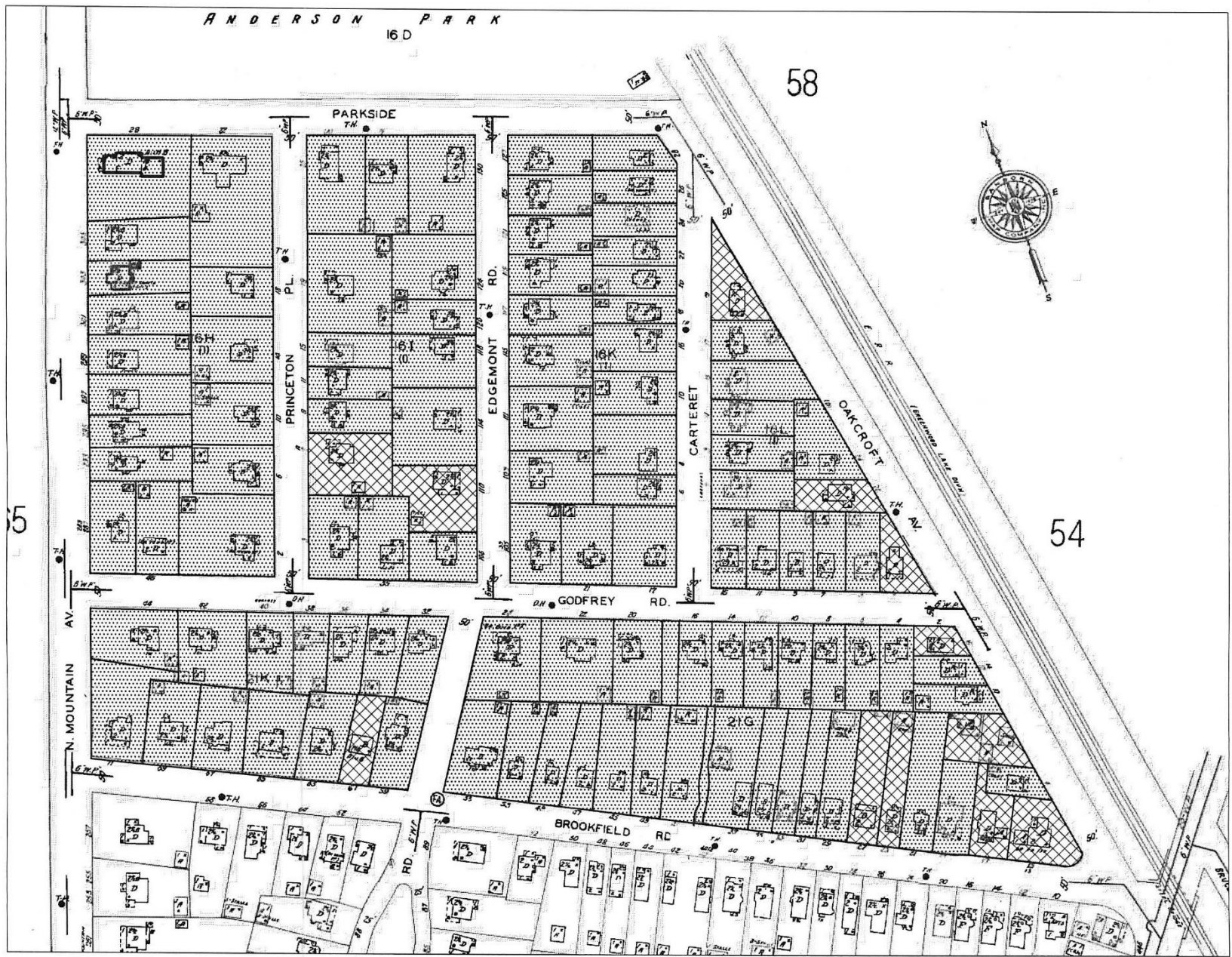


FIGURE No. 3
OAKCROFT RESIDENTIAL SURVEY AREA
BASE MAP: 1986 SANBORN MAP

 CONTRIBUTING RESOURCE (PROPOSED)

 NON-CONTRIBUTING RESOURCE (PROPOSED)

OAKCROFT NEIGHBORHOOD (Pre-1906)



65 Brookfield Road: 1902, Shingle style, Key Contributing

OAKCROFT NEIGHBORHOOD (Pre-1906)



305 No. Mountain Avenue: c. 1900, Queen Anne, Contributing

OAKCROFT NEIGHBORHOOD (c. 1907 – 1946)



Figure 2 Mr. Lemkau's house is built of stucco, tinted a natural silver gray color

Image from 1910 *American Homes and Gardens* magazine

124 Edgemont Road, c. 1907,
Craftsman style, Key Contributing



OAKCROFT NEIGHBORHOOD (c. 1907 – 1946)



Fig. 8—The charm of Mr. Brandon's house is its massive wall surface and numerous small lighted windows

Image from 1910 *American Homes and Gardens* magazine



19 Princeton Place, c. 1907,
Craftsman style, Contributing

OAKCROFT NEIGHBORHOOD (c. 1907 – 1946)



120 Edgemont Road, c. 1907, Craftsman style, Contributing

OAKCROFT NEIGHBORHOOD (c. 1907 – 1946)



16 Parkside Street, 1927, Colonial Revival, Contributing

OAKCROFT NEIGHBORHOOD (c. 1907 – 1946)

49 and 53 Brookfield Road, Contributing



Constructed by same builder/contractor,
Paul Gowan in 1913.

OAKCROFT NEIGHBORHOOD



DEPARTMENT OF COMMERCE - BUREAU OF THE CENSUS
 SIXTEENTH CENSUS OF THE UNITED STATES: 1940
 POPULATION SCHEDULE

Form No. 1
 Census No. 1
 Enumeration District No. 1
 Precinct No. 1

NAME: *John S. Aldrin*
 ADDRESS: *25 Princeton Place*
 CITY: *Princeton, N.J.*

PERSONS	SEX	AGE	MARRIAGE	RELATION	RACE	HIGHEST GRADE OF SCHOOL ATTENDED	SPECIAL TRAINING	INDUSTRY OR OCCUPATION	MOTHER'S BIRTHPLACE	FATHER'S BIRTHPLACE	MOTHER'S EDUCATION		FATHER'S EDUCATION		MOTHER'S OCCUPATION	FATHER'S OCCUPATION	MOTHER'S BIRTH DATE	FATHER'S BIRTH DATE	MOTHER'S BIRTH PLACE	FATHER'S BIRTH PLACE
											YEARS	MONTHS	YEARS	MONTHS						
1	M	38	1	Head	W	8		Physician	Pa	Pa	8	0	8	0		Physician	Pa	Pa	Pa	Pa
2	F	35	1	Wife	W	8		Homemaker	Pa	Pa	8	0	8	0		Homemaker	Pa	Pa	Pa	Pa
3	M	12	0	Son	W	8		Student	Pa	Pa	8	0	8	0		Student	Pa	Pa	Pa	Pa
4	F	10	0	Daughter	W	8		Student	Pa	Pa	8	0	8	0		Student	Pa	Pa	Pa	Pa

SUPPLEMENTARY QUESTIONS

NAME: *John S. Aldrin*
 ADDRESS: *25 Princeton Place*
 CITY: *Princeton, N.J.*

EDUCATION: *8 years*
 OCCUPATION: *Physician*
 BIRTHPLACE: *Pa*

1940 U.S. Census: Aldrin Family

25 Princeton Place: constructed c.1910 and home of Col. Edwin E. "Buzz" Aldrin, Jr.

RECOMMENDATIONS: Wheeler Street Neighborhood

- Designate as a local historic district with a POS of 1910 to c. 1930, the year of initial development through the end of prolific construction due to national changes in the economy.
- Significance under Criterion A for the development of the area to provide multi-family housing for working class families, specifically two-family residences and mid-size apartment buildings, in response to rapid growth in Montclair overall due to advances in transportation (railroad, trolley, and automobile), and increased European immigration and migration of African-American families to the area for work and business opportunities.
- Significance under Criterion C for the architecture of the district:
 - The use of the popular architectural styles of the period (Craftsman, Colonial Revival, Queen Anne) in the two-family residences and apartment buildings; and
 - The articulation of the stacked plan to provide affordable, yet attractive housing models for a rapidly growing residential neighborhood.
- Consider NJ and National Register designation including a broader geographic area to include more of Maple Avenue, the park and school and possible broader POS; this requires additional research.

RECOMMENDATIONS: Oakcroft Neighborhood

- Designate as a local historic district with a POS of 1906 to 1946, the year of initial development to when the last major construction project occurred at the corner of North Mountain Avenue and Parkside Street essentially filling out the development area with primarily single-family residences.
- Significance under Criterion A for the development area's relationship and impact on Montclair in response to advances in transportation (railroad, trolley, and automobile).
- Significance under Criterion C for the architecture of the district:
 - The articulation of a vision, at least in part, of a developer in the early-20th century to respond to housing needs for upper and upper-middle-class families.
 - The use of the popular architectural styles of the period (Craftsman, Colonial Revival, Queen Anne, Tudor Revival and others) as designed by architects and developer builders that retain a high degree of architectural integrity.
- Consider NJ and National Register designation with incorporation of the history and development of Anderson Park, already on the NJ and National Registers of Historic Places; this may require additional research.