



HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN

**Township of Montclair
County of Essex
State of New Jersey**

Historic Preservation Element of the Township Master Plan

**Township of Montclair
County of Essex
State of New Jersey**

Prepared For

Township of Montclair

Prepared By

Building Conservation Associates, Inc.
44 East 32nd Street
New York, New York 10016

BCA Team

Raymond M. Pepi
Michele Boyd
Emily Rinaldi
Alex Ray

Cover Image: Winged Victory sculpture by Charles Keck,
located in Edgemont Park.
Photo by Building Conservation Associates, Inc.

Adopted November 2016



BUILDING CONSERVATION ASSOCIATES INC

Acknowledgments

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Janice Talley, Planning Director
Graham Petto, Assistant Planner

CONSULTANT

Building Conservation Associates, Inc. (BCA)

* Members of the HP Element Working Group



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Special thanks to Jonathan Kinney, CLG Program Coordinator at the New Jersey Department of Environmental Protection, Historic Preservation Office, and Graham Petto, Assistant Planner at the Township of Montclair Department of Planning & Community Development.

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**RESOLUTION OF ADOPTION OF THE
2016 HISTORIC PRESERVATION ELEMENT
AS AN AMENDMENT TO
THE MASTER PLAN OF
THE TOWNSHIP OF MONTCLAIR**

**PLANNING BOARD
TOWNSHIP OF MONTCLAIR**

WHEREAS, the Municipal Land Use Law of the State of New Jersey (N.J.S.A. 40:55D-1, *et seq.*) provides, at Section 28, that the “planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare”; and

WHEREAS, the Land Use Procedures section of the Ordinances of the Township of Montclair (“Township”) provides, at § 202-7A, that the Planning Board (the “Board”) has the power and the duty:

“To make and adopt and from time to time amend a Master Plan for the physical development of the municipality, pursuant to N.J.S.A. 40:55D-28, which Master Plan shall give due consideration to the relationship between the proposed physical development of the Township and the Master Plan for those areas outside its boundaries which in the Board’s judgment bear essential relation to the planning of the municipality.”

And

WHEREAS, the Township’s Master Plan was adopted in or about November 1978 and, since then, has been re-examined, amended and supplemented from time to time; and

WHEREAS, the Board believed that with the numerous development changes that have been occurring, especially recently, in the Township, the time was appropriate to reconsider the purposes and objectives of the previous 1993 Historic Preservation Element of the Master Plan

as well as undertake a reconsideration of the values and benefits inherent in historic preservation as new development proceeds in the Township into the future; and

WHEREAS, the Township retained Building Conservation Associates, Inc. 44 East 32 Street, New York, NY 10016, to serve as the consultant to assist in the creation of a contemporary historic preservation element (the “Consultant”); and

WHEREAS, the Consultant worked with the Township Historic Preservation Commission and the Township Planning Department to develop a document entitled “Historic Preservation Element of the Township Master Plan,” dated September 2016 (the “HP Element”); and

WHEREAS, the Township Historic Preservation Commission reviewed, considered and by memorandum dated November 7, 2016, made comments/edits to the HP Element, all of which were incorporated into an updated HP Element document; and

WHEREAS, with its suggested changes to the document, the Township Historic Preservation Commission recommended adoption of the HP Element by the Board; and

WHEREAS, the Board set November 21, 2016 as the date for its hearing with regard to the HP Element; and

WHEREAS, in compliance with the notice and related provisions of N.J.S.A. 40:55D-10(a) and 40:55D-13, notice of the Board’s hearing was (a) published in the Montclair Times at least ten days prior to the date of the hearing; (b) given to the clerk of each municipality adjoining the Township at least ten days prior to the date of the hearing by certified mail at least 10 days prior to the hearing; and (c) given by certified mail at least 10 days prior to the hearing to the Essex County Planning Board and included with the latter notice was a copy of the proposed HP Element; and

WHEREAS, all foregoing notices specified that a copy of the HP Element document shall be on file and available for public inspection at least 10 days before the date of the hearing and the same was on file and available for public inspection, and the HP Element was published on the Township website; and

WHEREAS, at its hearing, the Board, through the statements and presentations of its members, the public and the Township's Planning Department considered the HP Element in order to develop a document that most closely approximates the planning needs, aspirations and goals of the Township and its residents; and

WHEREAS, on November 21, 2106, a motion was made and seconded to approve and adopt the HP Element albeit with the following changes:

(1) The date the St. Peter Claver Roman Catholic Church was built was not in 1950 (as is shown on p. 91 of the HP Element) but in 1939;

(2) Chapter 10 ("Action Plan/Agenda), Section 2 ("Promoting a Balance Between Preserving Existing Historic Buildings and Encouraging Contextually Appropriate New Development"), Item 2 (at p. 103), shall be amended to include "context-sensitive" design; and

(3) "protection of view sheds of First Mountain," as proposed by Kathleen Bennett, shall be added to Chapter 9 ("Recommendations"), at p. 99; and, thereafter, the Board voted unanimously to adopt the HP Element [Wynn (Chair); DeSalvo (Vice Chair); Schwartz; Councilor Schlager; Willis; Rooney; Brodock; Loughman; Ianuale; and Barr]

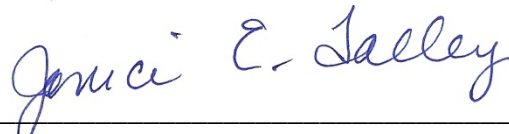
NOW, THEREFORE:

1. The Historic Preservation Element of the Township of Montclair, dated September 2016, as amended by the Historic Preservation Commission and supplemented at the Board's hearing, is hereby adopted.

2. The secretary of the Board shall give notice of the adoption of the HP Element by publication once in the official newspaper of the Township in accordance with R. 4:69-6(b)(3) of the Rules Governing the Courts of the State of New Jersey.

3. The secretary of the Board is hereby directed to give notice immediately of the adoption of the HP Element to the Essex County Planning Board, together with a copy of the HP Element as adopted, via personal service or certified mail. In no event, shall such notice be more than thirty (30) days after the date of the adoption of the Element.

December 19, 2016



JANICE TALLEY, Board Secretary

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ABBREVIATIONS

BCA: Building Conservation Associates

CES: Critical Environmental Site

CLG: Certified Local Government

DL&WRR: Delaware, Lackawanna & Western Railroad

EA: Environmental Assessment

EIS: Environmental Impact Statement

GIS: Geographic Information Systems

HCS: Historic & Cultural Site

HPC: Historic Preservation Commission

LHRL: Local Housing Redevelopment Law

MLUL: Municipal Land Use Law

MPL: Montclair Public Library

NEPA: National Environmental Policy Act

NHL: National Historic Landmark

NHPA: National Historic Preservation Act

NJAC: New Jersey Administrative Code

NJDEP: New Jersey Department of Environmental Protection

NJ HPO: New Jersey Historic Preservation Office

NJRHPA: New Jersey Register of Historic Places Act

NPS: National Park Service

NR: National Register

SHPO: State Historic Preservation Office

SR: State Register

TDR: Transfer of Development Rights

ULU&C: Unified Land Use & Circulation

I. EXECUTIVE SUMMARY

The 2016 Historic Preservation (HP) Element of the Township of Montclair Master Plan was prepared by Building Conservation Associates (BCA), a historic preservation consulting firm engaged by the Township, with the assistance of the New Jersey Historic Preservation Office's (NJ HPO) Certified Local Government (CLG) Grant-in-Aid program. BCA staff worked closely with Township Planning Department staff and the HP Element Working Group, consisting of representatives of the Historic Preservation Commission (HPC) and the Planning Board, who provided oversight for this study.

This document was developed according to the guidelines of Sustainable Jersey, a nonprofit organization that provides tools, training, and financial incentives to support New Jersey communities as they pursue sustainability programs. It meets the requirements stipulated by the New Jersey Municipal Land Use Law (MLUL) for the content of an HP Element, and includes an inventory of historic resources that lists their location and a description of their significance, a discussion of the standards used to assess the significance of historic resources, and an analysis of the impact of other master plan elements on the Township's historic resources. The 2016 HP Element additionally provides an analysis of private sector issues related to historic resources in the Township, establishes a historic preservation goal and set of objectives, and includes an action plan that outlines strategies and a timeline for implementing a series of historic preservation recommendations.

The contents of the 2016 HP Element are organized into 11 sections. The *Introduction* states the purpose and objectives of the 2016 HP Element and explains the many values and benefits of historic preservation. *History of Montclair* provides an overview of the Township's historic and architectural context, including important themes and development patterns. *History of Planning and Historic Preservation in Montclair* focuses on the achievements and important legacy of planning and preservation activities throughout the Township's history to the present day.

Public Policy Review describes all of the relevant policies, plans, regulations, ordinances, laws, and incentives at the municipal, county, state, and federal levels that could impact historic resources in Montclair. *Historic Resources in Montclair* describes the Township's previously identified historic resources, as well as potential historic resources that have been identified through the development of the 2016 HP Element. *Successes and Issues Related to Historic Preservation in the Township* includes a discussion of positive achievements in historic preservation in Montclair, and identifies public and private sector threats to the Township's historic resources.

Historic Preservation Goal and Objectives lists the Township's historic preservation goal and set of historic preservation objectives, which have been developed specifically for this element to provide guidance for future preservation efforts in Montclair. *Recommendations* contains a series of historic preservation recommendations for the Township that are drawn from the opportunities discussed throughout the 2016 HP Element, and the *Action Plan/Agenda* provides suggestions for effectively implementing these

recommendations over time. Finally, the *Appendices* include references to a variety of useful resources drawn upon throughout this document.

As a result of this 2016 HP Element study, the Township of Montclair:

- Identified 25 neighborhood areas and 13 individual properties potentially eligible for local landmark designation.
- Developed a specific historic preservation goal that reflects the community's vision for historic preservation in the Township and a series of historic preservation objectives or reasons why the community seeks to realize the historic preservation goal.
- Created historic preservation recommendations and an action plan focused on:
 - Increasing the local designation of historic resources.
 - Promoting a balance between preserving existing historic buildings and encouraging contextually appropriate new development.
 - Supporting public engagement in the stewardship of local historic resources.
- Engaged the public throughout the development of the HP Element to incorporate stakeholder feedback into the final document.

Montclair is committed to advancing the preservation of the Township's distinct community character. This 2016 HP Element serves as an important planning tool for the future of historic preservation in the Township of Montclair.

2. INTRODUCTION

The 2016 HP Element advances the many benefits of historic preservation. Historic preservation is the identification, evaluation, and protection of significant historic and archaeological resources. It is an essential tool by which a community bolsters sustainability and achieves broader environmental, social, and economic goals. It promotes the conservation of environmental resources through the retention of existing structures and infrastructure. It creates vibrant downtowns that draw tourism and cultural institutions. It fosters public appreciation and investment in neighborhoods and in the broader community. It also stimulates the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation and revitalization of historic structures. Historic preservation substantially contributes to the quality of life and economic vitality of the Township of Montclair.

This HP Element advances the historic preservation standards and guidelines established by federal, state, and local laws and regulations. The first comprehensive historic preservation legislation passed in the United States was the National Historic Preservation Act (NHPA) of 1966. It established both the National Register of Historic Places and an administrative network of State Historic Preservation Offices to administer NHPA's programs and requirements. In 1970, New Jersey passed the New Jersey Register of Historic Places Act (NJRHPA), establishing New Jersey's State Register of Historic Places, which is maintained by the NJ HPO. New Jersey's MLUL also contributes to the body of historic preservation legislation in New Jersey. Passed in 1976, it is the enabling legislation for the protection of historic resources in the State of New Jersey. The MLUL empowers municipalities to pass a local historic preservation ordinance and to draft a Historic Preservation Plan Element as part of the municipality's master plan.

In 1993, Montclair adopted its first HP Element of the Township Master Plan, which proposed criteria for the designation of historic structures and identified historic resources within the Township. In 1994, as recommended in the 1993 HP Element, the Township enacted a Historic Preservation Ordinance that recognizes and protects Montclair's historic resources through established formal criteria and procedures. Since then, 19 individual properties and four historic districts have been officially designated as local landmarks in Montclair. In 1995, Montclair became a CLG, which enables the Township to participate in state and federal historic preservation programs and seek preservation grants.

The 2016 HP Element builds on these past achievements and envisions the future for historic preservation in the Township. As guided by the MLUL, the HP Element:

- Provides a framework for protecting historic resources in the preservation, development, and redevelopment of Montclair.
- Identifies the ordinances, laws, and planning documents and policies that impact and guide historic preservation in Montclair.

HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN

- Identifies the location and significance of the Township's historic sites and districts.
- Communicates the standards used to assess the significance of historic resources.
- Provides a historic preservation goal, a set of preservation objectives and recommendations, and a prioritized action plan for achieving these goals and objectives.
- Reflects public engagement and participation in the development of the preservation goals and objectives.

Montclair's historic resources reflect its rich history of development from a rural European settlement built on Lenni Lenape lands to a vibrant suburban community. The Township is committed to preserving its historic resources as invaluable markers of its community identity.

3. HISTORY OF MONTCLAIR¹

Located on the ridge of the Watchung Mountains, Montclair enjoys an uninterrupted view of New York City 12 miles to the east.² In 1675, Jasper Crane led a surveying party west of Newark. Following the old Indian trail of the Lenni Lenape tribe, now known as Watchung Avenue, he acquired a tract that included present-day Montclair and its mountain ridge, which the Lenni Lenape called “Watchung,” the Native American word for “high hills” or “under the gaze of the mountain.”³ Crane and members of his prominent family, descendants of the Puritan settlers of Connecticut, expanded their properties to include portions of Newark, Orange, Bloomfield, Belleville, Nutley, and Montclair.⁴

The Township of Montclair itself originated with the merger of the villages of Cranetown to the south and Speertown to the north. The Crane family investments included the ownership and operation of the Newark-Pompton Turnpike (roughly, the current Bloomfield Avenue), a cider mill and distillery, and a cotton mill.⁵ The construction of the turnpike helped spur development of the area, which had been largely agricultural before 1800. To the north, along the First Mountain ridge, the Dutch settled Speertown and made their homes throughout the northern areas of New Jersey. A farming community, Speertown retained its bucolic landscape until the beginning of the 20th century.⁶ Isolated houses and farms bordered Speertown Road (currently Valley Road) connecting the Dutch settlement to Cranetown.⁷ Speertown remained an agricultural village until the arrival of Greenwood Lake Railroad in 1873.⁸ Now known as the village of Upper Montclair, Speertown was bounded to the south by present-day Watchung Avenue.

However, before these two communities were united, Cranetown became associated with the town to the east, known as Bloomfield, and adopted the name of West Bloomfield. Disputes about inefficient train service to West Bloomfield compelled the town administration to separate from Bloomfield after Bloomfield officials decided against issuing a bond to underwrite another railroad. This prompted West Bloomfield residents to petition the State Legislature for a charter to establish a separate township. The name of Montclair was chosen in 1860, meaning “clear mountain.”⁹

1. This history is largely drawn, with minor modifications, from Section 1.3, “Historic Overview of Montclair” by Kathleen Bennett from the March 2016 *Historic Design Guidelines, Township of Montclair, New Jersey* (2016). For the original version, illustrated with historic images, see the *Design Guidelines*.

2. William H. Shaw, *History of Essex and Hudson Counties* (Philadelphia: Everts & Peck, 1884), 890-1.

3. Henry Whittemore, *History of Montclair Township* (New York: The Suburban Publishing Company, 1894), 5.

4. Shaw, *History of Essex and Hudson Counties*, 6, 904.

5. *Ibid.*, 890-L.

6. Jane Norma Smith, *The Speers of Speertown, N.J.* (Montclair State College: 1946)

7. Joseph Walker McSpadden, *Story of Montclair: Its People in Colonial and War Times* (Montclair: Sons of the American Revolution, N.J. Society, Montclair Chapter, 1930), 16. This path is described by Whittemore (1894) as a “road leading from the second river to the mountain near Garrit Speer’s field.”

8. Rev. Charles E. Knox, “Bloomfield Township,” in *History of Essex and Hudson Counties* (Philadelphia, 1884), 379.

9. Whittemore, *History of Montclair Township*, 42.

The Newark and Bloomfield Railroad Company arrived in Montclair in 1856, offering rail service with a terminus on Grove Street and Bloomfield Avenue.¹⁰ This offered more convenient commuting opportunities for the increasingly affluent residents of Montclair. Eventually trains ran to the Jersey City terminus, but prior to this, traveling into New York City was difficult.

Widely praised in contemporary magazines and journals, Montclair gradually attracted residents eager to establish homes in a country setting with easy access to New York.¹¹ In 1857, architect Alexander Jackson Davis and developer Llewellyn Haskell began designing Llewellyn Park in nearby West Orange. The picturesque landscape itself was the dominant feature, with carefully planned topography accentuating the existing terrain and elegant villas discretely set into the hillsides. Original trees, building setbacks, recessed carriage roads, gatehouses, scenic drives, railroad stations, and village centers were common characteristics of the Llewellyn Park suburb. Montclair would become known for its network of carefully designed parks, which drew on and refined many of the scenic features that had been successfully employed at Llewellyn Park.

By 1873, the Greenwood Lake Railway was completed, offering service from Bay Street north to Greenwood Lake through Upper Montclair.¹² The creation of this northern railroad branch required five new stations: Walnut, Watchung, Upper Montclair, Mountain, and College Avenue.¹³ Adhering to the concept of “The Railway Beautiful,” these stations were given “ample grounds, laid out with pleasantly modulated surfaces of turf, ornamented with diversified shrubbery.”¹⁴

A thriving artists’ colony developed in Montclair with the arrival in 1884 of George Inness, an eminent landscape artist. Other artists soon followed, some because of their friendship with Inness and others because of the natural beauty of the area. Painter George Bellows married into a socially prominent family and spent summers in Montclair. Notables such as Charles Parsons; Jonathan Scott Hartley; Thomas Ball (29 South Mountain Avenue); William Couper (105 Upper Mountain Avenue); Harry Fenn (208 North Mountain Avenue); Douglas Volk; Frederick Waugh (110 Montclair Avenue); Lawrence Carmichael Earle (48 Walnut Crescent); George Inness, Jr.; Walter and Emilie Greenough (340 Highland Avenue); James King (798 Valley Road); and others established homes in Montclair. In 1894, the first exhibition of loaned art in Montclair prompted the *New York Times* to record that “this mountain town is the home of more prominent artists and wealthy connoisseurs... than any other place in New Jersey.”¹⁵ William T. Evans, one of the early art colonists, assembled the largest collection of American art of the century. Working with Harry Fenn and sculptor William Couper, Evans spearheaded the effort to create an art museum in Montclair (3 South Mountain Avenue). Many artists who resided in Montclair maintained studios in New York and commuted with their contemporaries in the banking, manufacturing, insurance, and retail industries.

By the late 19th century, Montclair’s two railroads served as many as 6,000 people commuting daily from Montclair to New York, and the town’s architecture began to change. New developments clustered around the railroad stations. Upper Montclair started to expand south as wealthy residents built large mansions at the southern edge of the Township.

The architecture of Montclair was well documented in periodicals of the late 19th and early 20th centuries.

10. Whittemore, *History of Montclair Township*, 42. The Newark and Bloomfield Railroad provided transportation between West Bloomfield and Newark, where it connected with the Morris and Essex. This company eventually took control of the line, leasing it to the Delaware Lackawanna, who continued to run the company for many years.

11. H.W. Mathews, “Montclair the Beautiful: A Representative Type of the Best in Suburban Development,” *Suburban Life Magazine*, May 1907.

12. Richard K. Cacioppo, *The Glory of Montclair: Past and Present The Ultimate Guide* (Montclair: Dream City Publishing Company, 1995), 35.

13. Knox, *History of Essex and Hudson Counties*, 393.

14. Sylvester Baxter, “The Railroad Beautiful,” *Century Magazine* 75 (1908): 811. Illustrations by Montclair artist Harry Fenn.

15. Ellen S. Harris, “Introduction,” in *The Montclair Art Colony: Past and Present* (Montclair: Montclair Art Museum, 1997), 6.



Upper Montclair Station (Erie Railroad), c. 1890, MPL.

Montclair houses appeared in *American Architect & Building News* as early as 1878. The largest number of local residences appeared in the *Scientific American Building Edition*, the most widely circulated of these periodicals. From 1886–1905, this significant journal published 52 Montclair buildings, of which approximately three are extant today. Other journals, such as *American Architect* and *Architectural Record*, regularly featured Montclair buildings through the 1920s. These periodicals document the work of architectural luminaries such as nationally significant McKim, Mead & White; Henry Hudson Holly; Alexander F. Oakey; Alexander Jackson Davis; George Mayer; Van Vleck & Goldsmith; Napoleon LeBrun; and others.¹⁶

Along with the construction of large mansions “on the hill,” numerous homes were constructed close to the Upper Montclair train stations at Watchung Avenue and Upper Montclair. Marlboro Park, straddling the Watchung Avenue station and created by the Montclair Realty Company in 1897, offered residential lots and various housing designs within walking distance of the station.¹⁷ Erwin Park, which incorporated houses with Classical and Shingle-Style elements as well as the omnipresent wrap-around front porch, was established to the south. Oakcroft Residential Park to the south of Anderson Park was home to many middle-class families.¹⁸ (See Section 6.2.2, Potential Historic Resources Identified for the 2016 HP Element, for more information on Oakcroft.)

At the turn of the 20th century, developers such as Timothy Sellew and Frank T. Clute subdivided the open fields and orchards of the Dutch farmers of Upper Montclair.¹⁹ Numerous homes were built by prominent

16. Junior League of Montclair/Newark, Inc., *Montclair 1694 – 1982: An Inventory of Historic Cultural and Architectural Resources* (Montclair: 1982).

17. Ibid.

18. Lisanne Renner, “Building Oakcroft: A ‘Residential Park,’” Friends of Anderson Park.

19. Montclair Tax Maps, 1900-1915.



105 Upper Mountain Avenue, William Couper's artist residence designed by A.F. Norris, undated, MPL.

architects such as Dudley Van Antwerp, Clifford C. Wendehack, A. F. Norris, Francis H. Nelson, Goodwillie & Moran, Holmes & Von Schmid, George Da Cunha, Effingham R. North, Charles Platt and others, in a variety of residential styles, including Craftsman, Tudor, Colonial Revival, Italianate, English Cottage, and more.²⁰

Montclair also supported the civic organizations necessary for the health and safety of its inhabitants, such as a police force, fire department, and water department. At the end of the 19th century, the Town Improvement Association was established and supported a number of cultural groups.²¹ Institutions such as the Young Men's Christian Association, the Children's Home, and Mountainside Hospital were created. Montclair became the recipient of two Carnegie libraries. Cultural organizations in Montclair included the Montclair Club, the Montclair Athletic Club, the Commonwealth Club, as well as a drama club, glee club, literary club, and an equestrian group.

The citizens of Montclair were well aware of contemporary urban and suburban planning issues. The Essex County Parks System, the first county park system in the United States, was established in 1895; after preliminary work by the Bogart and Barrett landscape architecture and engineering firm, the Olmsted Brothers firm took over in 1898 to finalize the earlier plans and eventually design all of the parks and reservations within the Essex County System.²² Montclair's Anderson Park (1903), Eagle Rock Reservation

20. See the following for individual listings of buildings, including architect, address, date of construction, materials, and additional periodical references: Junior League of Montclair/Newark, Inc., *Montclair 1694–1982: An Inventory of Historic, Cultural and Architectural Resources* (1982); and Eleanor McArevey Price, *Historic Resources of Montclair Multiple Resource Area* (National Register of Historic Places Nomination Form, 1986). Both documents are in the collection of the Montclair Public Library, Local History Room and the Montclair Historical Society.

21. McSpadden, *Story of Montclair: Its People in Colonial and War Times*, 10-30.

22. "Historic Overview," Essex County Department of Parks, Recreation and Cultural Affairs, accessed August 17, 2016, <http://www.essexcountyparks.org/parks>.



Anderson Park, Upper Montclair, 1939, MPL.

(1907), Glenfield Park (1910), and Brookdale Park (1928) were all designed by the Olmsted Brothers as part of this county park system.

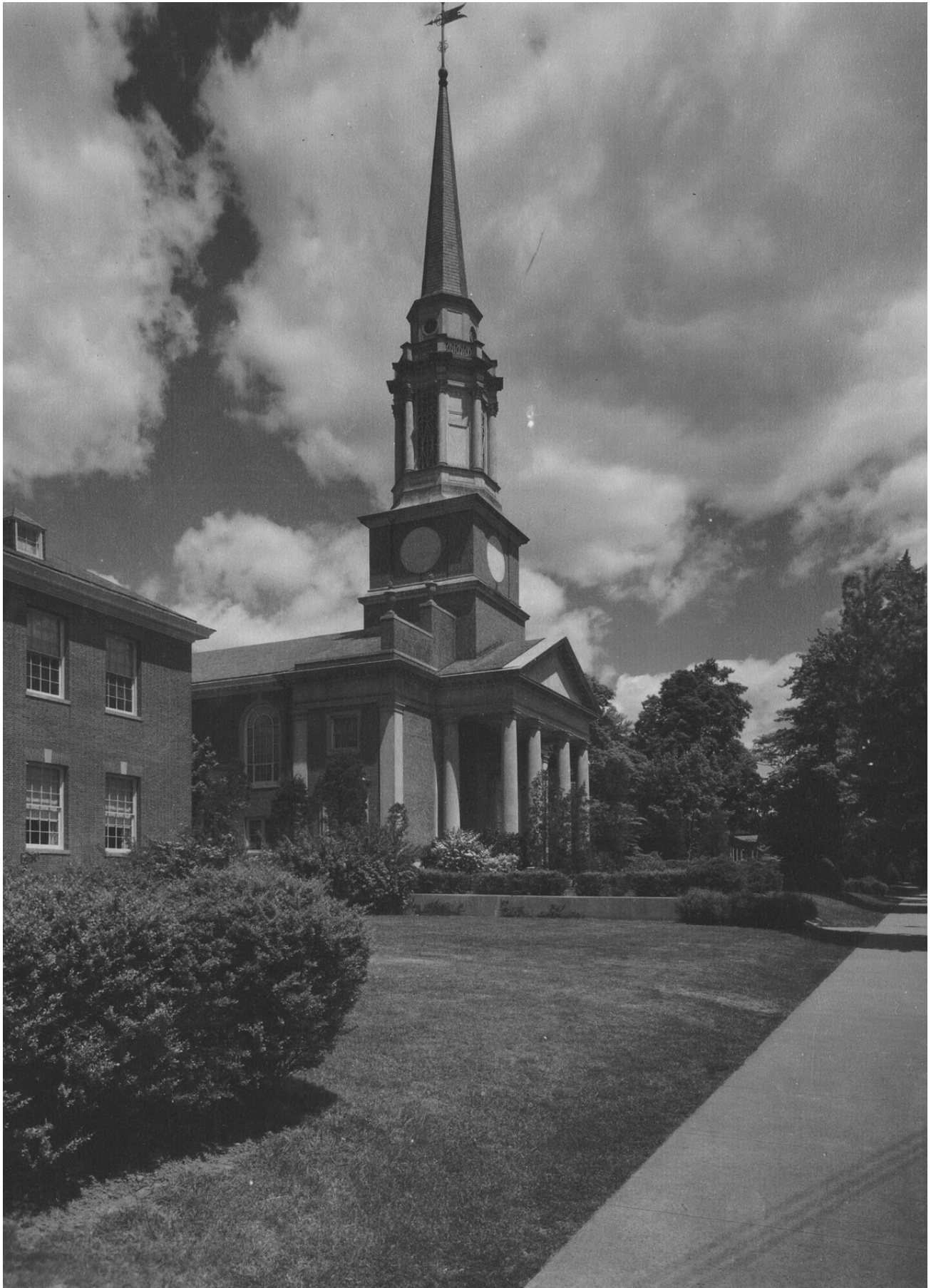
The Montclair Civic Association was formed in 1900, sharing the principles of the newly formed American Civic Association whose purpose was stated as “the cultivation of higher ideals of civic life and beauty in America; the promotion of city, town, and neighborhood improvements, the preservation and development of landscape and the advancement of our art.”²³ In 1906, the Montclair Parks Commission passed a bond issue underwritten by civic-minded residents to buy 54 acres of land dedicated to creating public municipal parks. Early municipal parks include Edgemont Park (c. 1906), Essex Park (c. 1906), and Nishuane Park (formerly Harrison Avenue Park, c. 1906). The Shade Tree Commission was established, and Montclair became known for the proliferation of Norway maples and sweet gum trees lining the streets. Montclair was recognized in *Suburban Life* in 1907 as “Montclair the Beautiful,” and praised for its beautiful homes, picturesque locale, good schools, numerous churches, and variety of civic and cultural organizations.

The Montclair Art Museum was formed in 1914. Florence Rand Lang, a painter and sculptor, donated \$50,000 to construct a fireproof building for the collection of American art donated by William T. Evans. Lang’s house, known as “Red Gables,” was located at 99 South Fullerton Road. Following the 1908 Township resolution “Art for the Town’s Sake,” the Montclair Art Museum was built and opened to acclaim as “one of the finest galleries of American paintings.”²⁴

A variety of religious buildings make a significant contribution to the built fabric of Montclair. Few suburbs can claim such an impressive group of high style churches: the Episcopal Church of St. James (Lamb & Rich,

23. Montclair Civic Association, *Booklet* (Montclair: 1908), 7.

24. “The Art Museum is now Open,” *The Montclair Times*, January 17, 1914.



46 Park Street, Central Presbyterian Church design by Carrere & Hastings, 1934, MPL.

1876), St. Luke's Episcopal Church (R. H. Robertson, 1889), Union Congregational Church (Cady, Berg & See, 1899), Immaculate Conception Roman Catholic Church (William Schickel, 1893), Former Baptist Church (Joseph Ireland, 1900), First Methodist Episcopal Church (Van Vleck & Goldsmith, 1902), First Baptist Church (Tachau & Vought, 1911), Unitarian Church (W. Lesley Walker, 1912), Congregational Church (Bertram Grosvenor Goodhue, 1920), and Central Presbyterian Church (Carrere & Hastings, 1921).²⁵ These examples of the work of nationally recognized architects were built in Montclair between 1876 and 1921 when the town was at the height of its cultural and economic prosperity.

The late 19th century demographics of Montclair indicate a diverse population. Town residents included New Englanders, African-Americans, and immigrants of Italian, German, Irish, and Scandinavian origins.²⁶ Many immigrants lived in former mill workers' housing in the South End before expanding into the Frog Hollow and the Pine Street areas of the town.²⁷ (See Sections 6.1.2, Township Designated Historic Resources, and 6.2.2, Potential Historic Resources Identified for the 2016 HP Element, for more information on Pine Street and Frog Hollow.) Between 1880 and 1900, Montclair's population grew and continued to grow throughout the early 20th century. The population of Montclair peaked in 1950 at 43,927, just before the onset of increased suburban expansion in the New York area.

By the mid 1950s a scarcity of developable land became a source of concern in Montclair.²⁸ Housing developers continued to buy and subdivide large tracts of land from the few remaining farms in the township, forever changing the bucolic landscape of Upper Montclair. As the land grab continued, smaller lots, some empty, some with existing amenities such as tennis courts and gardens, were also developed.²⁹ This mid-century building boom coincided with rising personal income and liberal home financing supported by government funding.³⁰

The site formerly occupied by the Upper Montclair Country Club, located to the north of Brookdale Park, yielded additional building lots after the Club moved to its current location in Clifton.³¹ In 1950, housing for 52 families was constructed on the west side of Orange Road, south of High Street. The two-story development, called Montclair Gardens, was advertised specifically for African American tenants.³² In 1951, the largest single-project home development in Montclair since the turn of the century was realized when 24 houses were constructed in the northeast section of town.³³ In 1960, the Town Planning Board approved an application for the development of 28 luxury homes on a ten-acre tract fronting on Grove Street, part of the original Applegate Farm.³⁴

Mid-20th century construction in Montclair reflected a changing society. Mass-manufactured communities such as Levittown and similar developments in New Jersey and the East Coast attracted a new generation seeking less formal housing typologies, such as the ranch house and the split level, in keeping with their modern lifestyles. New developments no longer needed to be located near transportation or shopping areas,

25. Eleanor McArey Price, "Item 10," in *Historic Resources of Montclair Multiple Resource Area* (National Register of Historic Places Nomination Form, 1986), 3.

26. In his 1909 report, John Nolen addressed "better housing for people of small means." Nolen readily admitted that Montclair was not "homogeneous" and sought to provide "fresh air, sunshine and out-door beauty to all." See John Nolen, *Montclair: The Preservation of its Natural Beauty and its Improvement as a Residence Town* (New York: Styles & Cash, 1909), 73.

27. For more information on the Pine Street area, see "II. History of the District," *Pine Street Historic District Nomination Report*, Montclair Historic Preservation Commission (2005), 3-6.

28. "Building Hits New Record, Looks Ahead to More Gains," *The Montclair Times*, January 20, 1955.

29. Montclair Tax Maps, 1968.

30. "Residents Hit Plans," January 7, 1960.

31. As of August 15, 2016, the Montclair Country Club described the history and origins of the Club on its website.

32. "Minority Housing to Rise in Jersey," *The New York Times*, April 23, 1950.

33. "Being Built In Project; Northeast Development is Largest Here in Past Quarter Century," *The Montclair Times*, November 15, 1951.

34. "Residents Hit Plans for Homes; Entrance, Lay-out of Development Criticized," *The Montclair Times*, January 7, 1960.



31 Heller Way, George E. Phelan's residence, c. 1955, MPL.

as automobile travel became an increasingly important part of postwar suburban life. Garages became a main part of the house, no longer relegated to the rear, as in the attached garages under the bedroom of some Montclair split levels. Wide, shallow lots began to replace Montclair's traditional deep lots with less street frontage in order to accommodate the sprawling ranch form. The current demand for residential properties has resulted in the demolition of significant mid-century modern houses.³⁵

Montclair currently sponsors four local landmark districts. Located in commercial areas, these districts include the Town Center Historic District, the Upper Montclair Historic District, the Pine Street Historic District, and the Watchung Plaza Historic District. In addition, Montclair's six National and/or State Register Historic Districts include the First Residential Historic District, Erwin Park Historic District, Marlboro Park Historic District, Mountain Historic District, Miller Street Historic District, and Pine Street Historic District. (See Section 6.1, Previously Identified Historic Resources, for more on these districts.)

Despite its historical reputation as a "commuter suburb," Montclair is still a family-centered town with notable amenities and education system. In 1977, the Board of Education established a system of magnet schools with the aims of achieving racial balance and enriching the curriculum.³⁶ Today, this heritage in education has been enhanced through innovative public and private school education programs and expanded offerings at Montclair State University. Montclair continues to be a haven for artists and writers. The community's historic residential, commercial and ecclesiastical buildings and siting, "under the gaze of the mountain," enhance its charm and vibrancy.

35. "Montclair Mid-Century Gem May Become Just Another Teardown," Baristanet, accessed August 16, 2016, <http://baristanet.com/2012/07/montclair-mid-century-gem-may-become-just-another-teardown/>.

36. Kimberly J. McLarin, "Specter of Segregation Returns; Montclair Schools are Troubled by Racial Imbalance Among Classrooms," *The New York Times*, August 11, 1994.

4. HISTORY OF PLANNING & HISTORIC PRESERVATION IN MONTCLAIR

Organized city planning efforts began in Montclair in 1894, when residents established the Town Improvement Association “to preserve for future generations the many natural charms for which Montclair, New Jersey, is noted and to add thereto appropriate ornamentation.”³⁷ In 1900, the Montclair Civic Association was established after a merger between the Town Improvement Association and the Altruist Society; the new Association took over the charter of the Town Improvement Association and, as membership increased, established a new board of directors.³⁸ In 1906, the Parks Commission acquired 54 acres of open land to be used for the development of municipally owned public parks.³⁹ These early planning initiatives focused on the stewardship of the Township’s expansive natural resources and its picturesque suburban setting.

In 1908, the Montclair Civic Association established the Municipal Art Commission through the local “Town Plan and Art Commission Act.”⁴⁰ The Commission hired landscape architect John Nolen to propose infrastructure and planning recommendations for the entire Township. In 1909, the Commission described its duties:

The task of this Commission has been to study the needs and opportunities of Montclair and to recommend practical ways for making it the most satisfactory town that it can be for its citizens to live in.

The name ‘Art Commission’ has undoubtedly led many to assume that our mission is primarily artistic—making the town beautiful—but such an impression cannot prevail with any who have carefully read Mr. Nolen’s report. Our task is not a proposition in Art, but a business problem requiring art for its successful solution.⁴¹

Given its planning mandate, the Municipal Art Commission sought to accommodate Montclair’s increasing population as a suburban commuter hub, and to preserve the Township’s celebrated natural landscape features. Nolen completed his report, titled *Montclair: The Preservation of its Natural Beauty and its Improvement as a Residence Town*, in 1909. Nolen also referenced his work for Montclair as a case study in his 1912 book titled, *Replanning Small Cities: Six Typical Studies*. Nolen’s report for the Municipal Art Commission established an essential model for city planning in Montclair, and helped to identify many character-defining features of the Township and its landscape that subsequent planning efforts have sought to

37. Park Terrell, “Montclair Beautiful,” *American City* (1910): 29.

38. *Ibid.*

39. Montclair Civic Association, *Booklet* (Montclair: 1908), 7.

40. Terrell, “Montclair Beautiful,” 29.

41. Nolen, *Montclair: The Preservation of its Natural Beauty and its Improvement as a Residence Town*, 80.

preserve and enhance. Although the adoption of Nolen's plan in full was defeated in a municipal election in 1910, the Township has since enacted many of his individual recommendations.⁴²

Rapid development in the early decades of the 20th century further challenged the sustainability of Montclair's natural landscape as the Township's building stock swelled in response to unprecedented population growth. Montclair adopted its first zoning ordinance in 1919.⁴³ Montclair's first Township Master Plan was adopted in 1933, and amended in 1946 and 1978. The Township Planning Board as it exists today was established through the New Jersey MLUL of 1976. In accordance with the MLUL, the Township adopted a Master Plan Reexamination Report in 1999, and again in 2006. The most recently adopted elements of the Montclair Township Master Plan include the Stormwater Management Element (2005), the Conservation Plan Element (2007), the Housing Element and Fair Share Plan (2008), and the Unified Land Use & Circulation Element (2015, amended 2016).

The first HP Element of the Master Plan was adopted in 1993, and subsequently the HPC was established as a result of Montclair's municipal Historic Preservation Ordinance of 1994. Currently, Montclair has 19 local landmarks and four local historic districts, as well as an additional 89 landmarks and six historic districts listed in the New Jersey Register of Historic Places and/or the National Register of Historic Places. (Historic resources in Montclair are discussed in depth in Section 6.1, Previously Identified Historic Resources.) The HPC adopted formal Design Guidelines for Township historic resources in February 2016. (See Appendix G for a link to the HPC Design Guidelines.)

As Montclair's economy expanded, the Montclair Center Business Improvement District was created in 2002 to encourage responsible growth within the Township's historic commercial district.⁴⁴ The Township has adopted eleven site-specific redevelopment plans since 2001, including the Eastern Gateway Redevelopment Plan (2013) and the Montclair Center Gateway Redevelopment Plan (Phase I, 2014). (Relevant regulations and ordinances, and Township Master Plan elements and redevelopment plans are explained further in Sections 5.1, Township Regulatory Ordinances, and 5.3, Township Planning Policies.)

In 2010, the Bay Street train station in Montclair became a designated Transit Village. New Jersey's Transit Village Initiative provides incentives for municipalities to revitalize areas around transit stations in accordance with a set of criteria and design standards for low-scale development.⁴⁵ The Transit Village Initiative emphasizes walkability and public transit over the use of automobiles. The Township has applied Transit Village program guidelines to development around the Bay Street train station.

Since the turn of the 20th century, Montclair has planned for thoughtful development that respects the Township's history as a suburban commuter enclave, and at the same time supports Montclair's role as a vibrant community of residential neighborhoods, commercial centers, and transit-oriented development. The success of these efforts illustrates how municipal planning and historic preservation efforts have enlivened Montclair's natural and built environments.

42. *The Montclair Times*, May 30, 1919.

43. *The Montclair Times*, May 30, 1919.

44. "The Organization," Montclair Center Business Improvement District, Accessed August 16, 2016, <http://montclaircenter.com/the-organization/>

45. For more information on the New Jersey Department of Transportation/NJ TRANSIT's Transit Village Initiative, see "Overview," State of New Jersey Department of Transportation, accessed August 16, 2016, <http://www.state.nj.us/transportation/community/village/>.

5. PUBLIC POLICY REVIEW

5.1. Township Regulatory Ordinances

5.1.1. Historic Preservation Ordinance

Montclair's Historic Preservation Zoning Ordinance (Township Ordinance No. 94-20) was enacted in 1994. The 1994 Ordinance was amended in 2005, 2008, and 2009, and it underwent a substantial revision in 2012. The purpose of the Historic Preservation Ordinance is to:

- Safeguard the heritage of Montclair by preserving resources within the Township which reflect elements of its cultural, social, economic and architectural history.
- Encourage the continued use of historic and/or noteworthy buildings, structures, objects and sites and to facilitate their appropriate reuse.
- Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites and districts within the Township.
- Stabilize and improve property values within the Township.
- Foster civic pride in the history and architecture of the Township.
- Encourage proper maintenance of and reinvestment in buildings and structures within the Township.
- Regulate appropriate alteration of historic sites as well as new construction within or near historic districts to ensure compatibility with the existing built environment and the Master Plan of the Township.
- Discourage the unnecessary demolition or other destruction of historic resources.
- Further the public's knowledge of the history and development of the Township as well as its appreciation of the Township's historic sites.
- Enhance the visual and aesthetic character, diversity, continuity and interest of the Township and its neighborhoods.
- Encourage beautification and private investment in the Township.
- Promote the economic welfare of the Township through the preservation of its historic sites and landscapes.

The Historic Preservation Ordinance provides for the designation and protection of buildings, structures, objects, sites, and districts that are considered significant to the history of Montclair as well as to state and national history. Local landmark designation as enabled through Montclair's Historic Preservation Ordinance offers the highest level of legal protection available to historic resources within the Township.

The Historic Preservation Ordinance also establishes Montclair's HPC, which oversees the identification, designation, and protection of Township historic resources. The HPC consists of seven regular members and two alternates with initial terms specified as not to exceed four years for regular members and two years for alternate members. The Commission is tasked with 16 powers and duties, including:

- Surveying buildings, structures, objects, sites, and districts and evaluating their significance according to the criteria established by the Historic Preservation Ordinance.
- Proposing to the Township Council those historic resources that are worthy of individual landmark designation or designation within a historic district.
- Maintaining a comprehensive inventory of historic buildings, structures, objects, sites, and districts in Montclair.
- Nominating Montclair's historic resources to the State and National Registers of Historic Places.
- Making recommendations to the Township Council and Planning Board pertaining to the HP Element of the Township Master Plan, and to other relevant ordinances or regulations that could potentially impact Montclair's historic resources.
- Increasing public awareness of the value of Montclair's historic resources.

The Historic Preservation Ordinance establishes the process for designating historic resources as local landmarks and historic districts. Proposals to designate buildings, structures, objects, sites, and districts as landmarks can be made by the Township Council, the HPC, the Planning Board, individual property owners, and any organization with a recognized interest in historic preservation. In the case of a proposal for a historic landmark district, a minimum of 10% of owners or residents in the proposed district must consent to designation.

Montclair's Historic Preservation Ordinance defines a historic resource as "having historical, architectural, cultural, aesthetic or other significance, as defined by the provisions of [the Ordinance]."⁴⁶ The HPC evaluates whether a resource or district within the Township possesses historic, architectural, cultural, aesthetic or other significance through the Ordinance's criteria for designation.⁴⁷ Montclair's criteria for designation are based on the National Register Criteria for Evaluation, which the National Park Service (NPS) uses to evaluate historic resources for listing on the National Register. This criteria was adopted in the first 1994 Ordinance. For a historic resource or district to be designated in Montclair, it must satisfy one or more of the following criteria:

1. Be associated with events that have made a significant contribution to the broad patterns of our history. (See National Register Criterion A.)
2. Be associated with the lives of persons significant in our past. (See National Register Criterion B.)

46. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-128.

47. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-135.

3. Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction. (See National Register Criterion C.)
4. Have yielded or may be likely to yield information important to prehistory or history. (See National Register Criterion D.)
5. Be otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state, region or community.

Montclair’s Historic Preservation Ordinance adopts the four existing National Register Criteria, but with the addition of the Township’s fifth criterion, Montclair’s resources can be recognized for their particular significance to local history as well. And like the National Register, Montclair’s Historic Preservation Ordinance requires that historic resources must retain their “integrity of location, design, setting, materials, workmanship, feeling and association” to be eligible for designation.⁴⁸ (For an overview of designation at the state and national levels, see Section 5.2.2, National Historic Preservation Act and New Jersey Register of Historic Places Act.)

The HPC holds public hearings to review all proposals for local landmark designation, and ultimately refers its decisions to the Planning Board, which in turn refers proposals to the Township Council for enactment of a final designation.

Historic resources designated as Township landmarks are subject to legal protection against inappropriate alteration. A Certificate of Appropriateness is required before work can commence on an individual historic landmark or on any building, structure, site, or object located within a historic district. The HPC directs the administrative officer, who issues the Certificates of Appropriateness upon HPC approval.

The HPC utilizes a set of Historic Design Guidelines to assess the appropriateness of proposed alterations to historic resources.⁴⁹ The HPC conducts a review process to determine whether the proposed alterations are in keeping with the historic character of the building, structure, object, site, or district in question. The HPC approves a Certificate of Appropriateness to proposed alterations that do not undermine a designated property’s historic significance. Work requiring HPC review and the issuing of a Certificate of Appropriateness includes demolition or improvement; relocation; change in the exterior elevation or any improvement by addition, alteration, or replacement; any new construction of a principal or accessory structure; and any change in existing, or addition of, new signs or exterior lighting.⁵⁰ Work that does not require HPC review and the issuing of a Certificate of Appropriateness includes changes to the interior; changes not visible to the public other than relocation or demolition; and repair or exact replacement of any existing improvement, provided that the work does not alter the exterior appearance.⁵¹ Notably, the HPC can advise against, but ultimately cannot prevent, demolition of landmark buildings or buildings within a historic district. Montclair’s Zoning Ordinance provides for the demolition of historic structures, as long as the property owner has appealed the initial denial of the permit for demolition to the Zoning Board of Adjustment, and has met the necessary requirements for providing notice of demolition.⁵²

48. Ibid.

49. Montclair’s *Historic Design Guidelines* were adopted in February of 2016.

50. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-136.

51. See *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-136 for more information on work that does not require HPC review.

52. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-140 et seq.

The Historic Preservation Ordinance includes a provision to designate certain Certificate of Appropriateness applications for alterations to designated landmarks as Minor Applications if the proposed work will not substantially impact the characteristics of the historic landmark or historic district. Minor Applications do not require public hearings and are intended to expedite the approval process.

The Historic Preservation Ordinance specifies that the HPC should be made aware of, and is allowed to provide advice on, any development that could affect Montclair’s historic landmarks, including proposed changes to adopted zoning ordinances or to adopted elements of the Township Master Plan, and relevant Applications for Development. Modifications associated with an Application for Development of historic landmarks, historic landmark districts, or identified historic sites in any component element of the Master Plan do not require a Certificate of Appropriateness. An Application for Development is an application filed to either the Planning Board or the Zoning Board of Adjustment for approval of a major or minor subdivision plat, site plan, planned development, conditional use, zoning variance, or the direction of the issuance of a permit. In accordance with Section 347-142 of the Township’s Historic Preservation Ordinance, all Applications for Development are to be referred to the HPC for advice on applications for development that could affect historic resources in the Township. While it is the responsibility of the Zoning Board of Adjustment and the Planning Board to refer to the HPC all applications for development in historic zoning districts or on historic sites identified on the Zoning or Official Map or in any element of the Township Master Plan, failure to refer these applications to the HPC does not invalidate any hearing or proceeding.⁵³ The Historic Preservation Ordinance also includes a section on preventive maintenance for historic buildings.⁵⁴ Section 347-144 recognizes that code enforcement for historic properties designated by the Township is a high municipal priority. It stipulates that if the administrative officer determines that the cost of correcting outstanding code violations for a historic property equals more than 25% of the cost of replacing it, the Township will notify the property owner of all the outstanding violations and the estimate for their abatement. If the owner does not take the necessary remedial action within 60 days, the Township may enter the property and abate the violations, the cost of which becomes a lien on the property. (See Appendix B for the full text of the Township’s Historic Preservation Ordinance.)

5.1.2. Other Applicable Township Ordinances

In 1980, the Township adopted a property maintenance ordinance as Chapter 170 of the 1979 Township Code.⁵⁵ This ordinance was subsequently amended in 1980, 1981, 1983, 1991, 2000, 2001, 2004, and 2007. The property maintenance ordinance establishes minimum standards for conditions, maintenance, and appearance of commercial, business, industrial, and non-residential buildings in the Township. These standards guide enforcement officers in determining the fitness of the property for use and occupancy, whether the building constitutes a blighting effect upon neighboring properties, or whether the property contributes to the diminution of neighborhood property values. It imposes fines and penalties for property owners who violate the provisions of this ordinance.

The Township adopted a tree preservation ordinance in 2012.⁵⁶ As amended by the ordinance, Chapter 324 of the Township Code, Article I states that “trees and the urban forest are a valuable natural resource worthy of protection and conservation on a sustainable basis,” and that “trees create scenic benefits that enhance local property values in the Township.”⁵⁷ Trees can also have a significant impact on the historic character of an area or individual property where trees were deliberately incorporated into the historic design or were otherwise present during the historic resource’s period of significance.

53. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-147.

54. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-144.

55. *Code of the Township of Montclair* (1979), Chapter 170. It is now Chapter 247 of the current Township Code.

56. *Township Ordinance O-12-44* (2012).

57. *Ibid.*

According to the Township Code, no person, applicant, or tree removal contractor may remove, destroy, or substantially alter a tree without having first been issued a tree removal permit, unless there is an immediate safety risk to any person or property. These regulations apply to trees on all property within the Township. No tree within the Township may be removed or substantially altered by anyone who is not a tree removal contractor registered with the Township. An application for a tree removal permit must include a tree restoration plan, detailing the replacement process for any removed trees, which must be implemented within one year of the issuance of the permit. Any removed tree is required to be replaced with a new tree, the minimum size of which is specified in the Township Code. As part of the application process for a tree removal permit, a contribution of \$250 to the Montclair Tree Replanting Fund can be made in lieu of replacement.

Montclair's Township Code also contains provisions for the location, height, size, material, design and quantity of historic marker signs on historic buildings.⁵⁸

In 2016, the Township Council passed an ordinance that established a C-3 Central Business District Zone, imposing a height limit of three stories for new development within an area along Glenridge Avenue and Church Street which includes portions of the Town Center Historic District.⁵⁹

5.2. State and Federal Regulatory Laws

5.2.1. New Jersey Municipal Land Use Law (MLUL)

Effective in 1976, the New Jersey MLUL establishes protocols for municipal action pertaining to the use and development of land in the State of New Jersey “in a manner which will promote the public health, safety, morals, and general welfare.”⁶⁰ The main goals of the MLUL are to provide adequate light, air, and open space; maintain appropriate population densities; support consistency in the development of municipalities across the state; and otherwise establish the necessary regulations to ensure comprehensive oversight and coordination of municipal land use in the State of New Jersey, including development, planning, and zoning. The MLUL also addresses the design of transportation routes, planned unit developments, senior citizen housing, and the utilization of renewable energy resources.

One of the main objectives of the MLUL is “to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.”⁶¹ The MLUL establishes the powers and duties of the HPC, including protocols for the review and referral of development and designation proposals affecting historic resources. The MLUL also sets forth the powers and duties of the Township Planning Board, which include the adoption and review of the Township Master Plan. The contents of the Township Master Plan are also specified in the MLUL; the only required plan element is the Land Use Plan Element, while the HP Plan Element is one of ten optional plan elements. (See Appendix C for the annotated historic preservation related sections of the New Jersey MLUL.)

58. *Code of the Township of Montclair* (1994), Chapter 347, Article XXIII, § 347-109.1 et seq.

59. *Township Ordinance O-16-018* (2016).

60. NJMLUL (1976), Article I, § 40:55 et seq.

61. NJMLUL (1976), Article I, § 40:55 et seq.

5.2.2. National Historic Preservation Act (NHPA) and New Jersey Register of Historic Places Act (NJRHPA)

National Historic Preservation Act (NHPA)

The NHPA was passed in 1966, and stands as the first and most comprehensive historic preservation legislation at the federal level. The NHPA established the National Register of Historic Places (National Register/NR), an inventory of national historic resources, as well as a set of criteria for evaluating the historic significance of properties that have been proposed for inclusion in the National Register. The NHPA also established a list of National Historic Landmarks (NHL) and criteria for their designation, as well as an administrative network of State Historic Preservation Officers (SHPOs). The NJ HPO within the New Jersey Department of Environmental Protection (NJDEP) serves as the SHPO for the State of New Jersey.

The National Register is maintained by the NPS, an agency of the Department of the Interior. The NPS defines historic significance as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community and the importance of a space, element, or feature to a historic property. The NPS developed the following criteria for evaluation of historic significance for “districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association,” and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.⁶²

Historic resources that meet one or more of the above criteria are eligible for inclusion in the National Register. Cemeteries, birthplaces, graves, religious properties, relocated structures, reconstructed buildings, commemorative properties, and properties that have achieved significance only within the last 50 years are ineligible for inclusion in the National Register. However, such properties will qualify if they are integral components of districts that meet the criteria or if they are identified as a “special category” according to the National Register Evaluation criteria. To be eligible for the National Register, historic resources must also retain their historic integrity. (For a discussion of integrity and existing conditions in Montclair, see Section 6.3, Integrity and Existing Conditions Issues.)

The National Register confers an honorary designation upon historic resources. The NHPA also established a process known as Section 106 Review, which offers the only form of legal protection for properties included in the National Register of Historic Places. According to Section 106 of the Act, any federally funded or federally permitted work that could potentially have an impact on a property included in the National Register is required to be reviewed by the appropriate federal agency before work can commence.

62. National Park Service (1990, rev. 1997), *How to Apply the National Register Criteria for Evaluation*.

New Jersey Register of Historic Places Act (NJRHPA)

The NJRHPA was passed in 1970 and was readopted in 1997. It is closely modeled on the National Register program as described in the NHPA. The NJRHPA allows historic properties to be nominated and entered in the New Jersey Register of Historic Places (State Register/SR). The State Register is maintained by the NJ HPO. It is the official list of historic resources located in New Jersey that have been determined to meet one or more of the criteria for evaluating significance as defined in the NJRHPA. This criteria for evaluating significance is the same as the National Register's Criteria for Evaluation.

Listing in the State Register provides legal protection against what the NJRHPA defines as "encroachments" upon historic resources. According to the NJRHPA an encroachment refers to:

"...the adverse effect upon any district, site, building, structure or object included in the New Jersey Register resulting from the undertaking of a project by the State, a county, municipality or an agency or instrumentality thereof."⁶³

Any public undertaking that would "encroach upon, damage, or destroy" a property included in the State Register must receive authorization before any work can commence. Proposals are reviewed at a public meeting by the Historic Sites Council and referred to the Commissioner of the Department of Environmental Protection for final action. It is important to note that private undertakings are not reviewable as encroachments upon historic resources under the NJRHPA.

5.2.3 Incentives for Buildings Listed in or Eligible for the State and National Registers

The NPS administers a historic preservation tax incentives program with the support of the Internal Revenue Service and the SHPOs. Two types of tax credits are available through the Tax Reform Act of 1986 for the rehabilitation of existing buildings. In both cases, the tax credit percentage is derived from the amount spent on the rehabilitation project. A 20% tax credit is available for the rehabilitation of designated historic buildings. The rehabilitation project must comply with the *Secretary of the Interior's Standards for Rehabilitation*, and the credit is applicable to historic buildings that are either listed, or determined eligible for listing, in the National Register. This tax credit is not applicable to properties used exclusively as the owner's private residence; the property must be depreciable and used for the production of income.

A separate 10% tax credit is available for the rehabilitation of non-historic, non-residential buildings built before 1936. Historic buildings already listed in the National Register are ineligible for the 10% tax credit. Rehabilitation projects that take advantage of the 10% tax credit are not subject to a review against the *Secretary of the Interior's Standards for Rehabilitation*. Any building that has been moved after 1935 is ineligible for the 10% tax credit; however, moved buildings that have been designated as historic are still eligible for the 20% tax credit discussed above.⁶⁴

The State of New Jersey does not currently administer its own rehabilitation tax credit program. However, the New Jersey Historic Trust offers several grants and loans that support the preservation of buildings listed in or eligible for listing in the State and National Registers.

The Corporate Business Tax Historic Preservation Fund was created by an amendment to the New Jersey State Constitution that dedicates funds for open space, farmland, and historic preservation projects allocated from New Jersey's Corporate Business Tax revenue. The program began in 2016, and the amount of funding available varies from year to year.

As of 2016, the 1772 Foundation offers Capital Preservation Grants of up to \$15,000 in matching funds.

63. *New Jersey Register of Historic Places Act* (1970), Chapter 268 et seq.

64. Technical Preservation Services, National Park Service (2012), *Historic Preservation Tax Incentives*.

Eligible applicants must have 501(c)3 status; eligible projects include exterior painting, finishes restoration, porch, roof, and window restoration, foundation replacement, and chimney and masonry repointing.

The Historic Preservation Revolving Loan Fund provides funds for the preservation, improvement, restoration, rehabilitation, and acquisition of historic properties. As of 2016, loans range from \$25,000 to \$370,000. Eligible applicants must be agencies or entities of the county or municipal government or nonprofit organizations. Properties eligible for funds from the Revolving Loan Fund must be listed in the National or State Registers, contribute to the significance of a historic district listed in the National or State Registers, or be determined eligible for listing. Applicants must demonstrate control of the historic property, and any proposed work must comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Emergency Grant and Loan Fund provides financing for emergency work to preserve endangered historic properties. Eligibility requirements for applicants and projects are the same as those for the Revolving Loan Fund listed above. Emergency funds are intended for the repair, stabilization, and acquisition of endangered properties, as well as planning or research activities. Loans range from \$1,000 to \$10,000. As of 2009, the Emergency Fund has suspended applications for grants, but is still accepting applications for emergency loans.

Funding for historic preservation is also available at the county level. The Essex County Recreation and Open Space Trust Fund was established, in part, to support the preservation of historic resources and the acquisition of historic resources for preservation purposes. The Essex County Department of Parks, Recreation, and Cultural Affairs also includes historic preservation as part of its mission, and its Local History Grant Program exists to provide general operating support and special project support to tax exempt organizations located in Essex County that are dedicated to local or New Jersey history.

5.2.4. New Jersey Rehabilitation Subcode

The Rehabilitation Subcode of the New Jersey Administrative Code (NJAC) was adopted in 1998. New Jersey has a relatively old housing stock, and the median year of construction for houses in Essex County is 1949.⁶⁵ The Rehabilitation Subcode makes provisions in the building code for existing buildings that were constructed according to a now outdated code, but which are otherwise still safe and useable. The Rehabilitation Subcode attempts to alleviate unnecessary code compliance requirements that can impede rehabilitation projects. However, the Rehabilitation Subcode does not change any permit requirements, which are addressed in a separate subchapter of the NJAC.

The Rehabilitation Subcode defines three different types of rehabilitation projects (rehabilitation, change of use, adaptation) and four different categories of rehabilitation (repair, renovation, alteration, and reconstruction). The Rehabilitation Subcode also contains code provisions for designated historic buildings that are either individually listed in the National or State Register, have received a certified Determination of Eligibility for inclusion in the National Register, are designated as a contributing building within a historic district certified by the Secretary of the Interior, or have received an official opinion on eligibility for designation by the SHPO.

Under the Rehabilitation Subcode, rehabilitation projects involving designated historic buildings are subject to relaxed code requirements in order to encourage the preservation and reuse of New Jersey's historic building stock. For example, approved rehabilitation projects are allowed to use original or replica materials and original methods of construction, with the exception of building systems that are hidden from public view. The Rehabilitation Subcode also includes relaxed requirements for external wall construction, fire resistance,

65. "Codes & Regulations," State of New Jersey Department of Community Affairs, accessed August 16, 2015, <http://www.state.nj.us/dca/divisions/codes/offices/rehabbackground.html>.

roof covering, means of egress, door swing, location of transoms, interior wall and ceiling finishes, stairway enclosures, stair riser height and tread width, handrail height, ceiling height, exit sign design and location, among other elements. Provisions in the Rehabilitation Subcode also facilitate changes of use in historic buildings, including, for example, conversion into a museum. Historic buildings that have been relocated, however, are required to meet some requirements of the current building code for new construction as it pertains, for example, to foundations, exterior walls, and openings.

5.2.5. National Environmental Policy Act and New Jersey Environmental Regulations

The National Environmental Policy Act (NEPA) was passed in 1969 and established national standards for environmental stewardship. One of the stated goals of NEPA is to “preserve important historic, cultural, and natural aspects of our national heritage.”⁶⁶ NEPA stipulates that consideration must be given to any federal action, such as infrastructure development or land acquisition, that could significantly affect the environment, including cultural and archaeological resources. The additional consideration required by NEPA comes in the form of Environmental Assessments (EA) and Environmental Impact Statements (EIS), which are analytical tools used to measure project impacts. It is important to note that projects falling outside the scope that would normally trigger NEPA oversight could still initiate the process of Section 106 Review under the NHPA as discussed above.

Regarding environmental regulation at the state level, New Jersey passed Executive Order 215 in 1989. Similar to NEPA, Executive Order 215 requires all authorities and agencies acting on behalf of the State to submit an EA or EIS to the Department of Environmental Protection. The requirement covers projects that could potentially impact the environment, and which are initiated by the State or in which the State is granting at least 20% of the project costs. Executive Order 215 does not apply to building maintenance, repairs, or rehabilitation; to actions already covered under other regulations such as NEPA; or to private projects utilizing state loans.

5.3. Township Planning Policies

5.3.1. Township Master Plan

The Township Master Plan incorporates historic preservation into many of its individual plan elements. The far-reaching benefits of historic preservation include the conservation of environmental resources through retaining existing buildings and infrastructure, the creation of vibrant downtowns, and economic stimulation through the growth of jobs associated with heritage tourism and the rehabilitation of historic structures.

Unified Land Use & Circulation (ULU&C) Plan Element

Montclair’s Unified Land Use & Circulation (ULU&C) Plan Element was adopted in 2015. The ULU&C Element provides a holistic planning framework that addresses issues of development, variances, and zoning in Montclair, with the goal of maintaining a balance between development and Township capacity. The ULU&C Element recommends an increased focus on historic preservation in the Township. The ULU&C Element acknowledges design review as an effective means of preserving neighborhood character not provided by standard zoning regulations. The ULU&C Element recommends expanding Montclair’s historic districts and designating new landmarks, and calls for a stronger design review process. As noted above, the HPC recently adopted a set of Historic Design Guidelines. The ULU&C Element also suggests that the Township evaluate the use of form-based code as an alternative to design standards, or retain an architectural design consultant to assist the HPC in improving the design review process.⁶⁷

66. *National Environmental Protection Act* (1969), Title 1, § 1(b)(4).

67. *Township of Montclair Unified Land Use & Circulation Plan Element* (2015), 43.

Housing & Fair Share Plan Element

Montclair's Housing & Fair Share Plan Element was adopted in 2008 and addresses the Township's fulfillment of state-mandated requirements for the provision of housing. The Housing Element notes that historically affordable neighborhoods in Montclair experienced a surge in property values with the advent of the rail connection to midtown Manhattan. With this in mind, the Township is working to fulfill its affordable housing obligation in part by rehabilitating and maintaining the Township's older buildings. The Housing Element states that 61% of Montclair's housing stock was built before 1940, and calls for a more diverse set of zoning regulations that take into account the unique character of Montclair's various residential districts.⁶⁸ For example, in 2016 the Montclair Planning Board approved the creation of a new land-use category, C3-C: Urban Edge Historic Area, for parts of Church Street and Glenridge Avenue where building heights will be limited to three stories, replacing an existing six-story maximum.⁶⁹ The lower height limit is more in keeping with the low-scale historic context. The Housing Element notes that Montclair's total Fair Share housing obligation (rehabilitation and growth share) for the years 2004-2018 equals 320 units, and includes an outline for fulfilling this obligation through a combination of projects undertaken by local housing developers as well as through the Township's own rehabilitation program.⁷⁰ (See Section 5.3.2, Township Redevelopment Plans and Capital Improvement Projects, for more on the Township's rehabilitation and redevelopment plans.)

Conservation Plan Element

Montclair's Conservation Plan Element was adopted in 2007; it calls for stormwater improvements to large-scale infill developments, and advocates for adherence to LEED standards in the new construction of public buildings. In terms of historic preservation, the Conservation Element addresses the preservation of open space and tree cover, as well as sustainable development practices. Montclair's natural landscape is an important part of the history of the Township's development; according to the Conservation Element, as of 2007, 8.5% of the total land area in Montclair was publicly owned and set aside for open space.⁷¹

The Conservation Element also recommends the establishment of greenways and the implementation of a Transfer of Development Rights (TDR) program in Montclair. TDR is an incentive-based program that allows property owners to sell unused development rights from their property to a developer; the developer can then apply these rights to a different property that otherwise would not be entitled to further development due to zoning requirements. From an environmental perspective, the Conservation Element advises sensitivity towards infill developments that result in substantially larger building footprints that could have an impact on the architectural continuity of historic districts.

Stormwater Management Plan Element

Montclair's Stormwater Management Plan Element was adopted in 2005. The goals of the Stormwater Management Element include minimizing pollutants in stormwater runoff from new and existing development, and reducing flood damage, including property damage resulting from flooding.⁷² The Stormwater Management Element discusses the issues associated with impervious ground cover, which includes buildings as well as pavement, and calls for the utilization of permeable ground cover for parking lots and new development. Developers who receive a variance or exemption from stormwater management implementation are required to complete a mitigation project within the same drainage area as the proposed development. The

68. *Township of Montclair Housing Element & Fair Share Plan* (2008), 26.

69. "Montclair's Master Plan Gets New District," *The Montclair Times*, February 11, 2016.

70. *Township of Montclair Housing Element & Fair Share Plan* (2008), 21.

71. *Township of Montclair Conservation Element* (2007), 9.

72. For a map of floodplains in Montclair, see *Township of Montclair Stormwater Management Element* (2005), 14.

Stormwater Management Element also contains a proposal for a Tree Preservation Ordinance to control the excessive removal of trees.⁷³

5.3.2. Township Redevelopment Plans and Capital Improvement Projects

The Township's recent Redevelopment Plans have promoted the rehabilitation of existing buildings and also led to new development in or adjacent to designated historic areas. A Redevelopment Plan is a site-specific development strategy that utilizes planning and zoning tools to address an identified development need in the target area. The New Jersey Local Housing and Redevelopment Law (LHRL) states that while Redevelopment Plans can be either prepared or reviewed by the Planning Board, only the Township Council is empowered to adopt a Redevelopment Plan, and a Redevelopment Plan can only be prepared after an area has been formally designated as an "Area in Need of Redevelopment."⁷⁴ A Redevelopment Plan supersedes all zoning ordinance provisions and other Township regulations regarding development in the area covered by the Redevelopment Plan, and adoption of the Redevelopment Plan is considered an amendment to the Township Zoning Map. The following nine Redevelopment Plans are currently in effect in Montclair, with varying impacts on the Township's historic resources.

I. Community Hospital Redevelopment Plan (2002)

The Community Hospital Redevelopment Plan outlines a redevelopment strategy for the single tax lot where the Montclair Community Hospital once stood at the corner of Harrison Avenue and Llewellyn Road. This Redevelopment Plan is intended to replace the hospital complex with residential development that is considered more compatible with the low-scale historic homes in the surrounding area. Sections of the former hospital were constructed in 1928, 1953, and 1961 and could have been considered historic resources on the basis of their age.⁷⁵ The Community Hospital closed permanently in 1999. The Redevelopment Plan calls for the construction of single-family attached townhouses at the former hospital site and includes standards for bulk, a 40-foot maximum building height, and design requirements for facades, roofs, signage, lighting, landscaping, and stormwater management. Townhouses were eventually built on the site in 2006 as part of The Heights at Montclair development, and generally consist of two stories plus a basement and upper half-story.

2. Amended Hahne's Redevelopment Plan (2003)

The Hahne's Redevelopment Plan is intended to contribute to the revitalization of the Central Business District through the development of downtown housing and the addition of public parking. The former Hahne's Department Store, a two-story masonry building (built 1951) located at the intersection of Church and South Park Streets in the Town Center Historic District, had been vacant since 1989, resulting in its designation, along with the two nearby parking lots, as part of an "Area in Need of Redevelopment" pursuant to the New Jersey LHRL.⁷⁶ The Redevelopment Plan resulted in the demolition of the Hahne's Building in 2004 and the construction of The Siena, a seven-story mixed-use residential building. The bulk and setback requirements included in the Amended Hahne's Redevelopment Plan are reflected in the design of The Siena building. The Plan also establishes standards for streetscape design, lighting, and pedestrian accessibility that are intended to promote compatibility with the existing architectural fabric in the Town Center Historic District.

73. A Tree Preservation Ordinance was adopted by the Township in 2012 under Ordinance No. O-12-44 and codified in Chapter 324 of the Montclair Code.

74. *New Jersey Local Redevelopment and Housing Law* (1992), § C(79) et seq.

75. The Montclair Community Hospital was not designated as a local landmark nor listed in the State and National Registers at the time of demolition.

76. The Hahne Department Store was not listed in the State and National Registers at the time of demolition.

3. Pine Street Redevelopment Plan (2003)

In 2002, Montclair's Township Council designated an area of the Pine Street Historic District as an "Area in Need of Rehabilitation."⁷⁷ Under the New Jersey LHRL, a municipality can designate an area in this way to benefit the community if at least 50% of the structures in the area are at least 50 years old and are in need of intervention to prevent further deterioration. The Pine Street Redevelopment Plan states that the Montclair Connection (a rail connection allowing for non-stop travel from Montclair to midtown Manhattan) had a detrimental effect on the Township's historic resources through the demolition of existing buildings. The Plan calls for revitalization efforts in the area, including the development of affordable housing, the acquisition of additional properties for development, and the establishment of financial incentives for current property owners to improve their buildings. Through New Jersey's Five-Year Exemption and Abatement Law, owners in selected areas can qualify for a five-year property tax exemption and/or abatement based on the value of improvements to their properties. Although at the time of its adoption the Pine Street Redevelopment Plan invoked the use of funds from the Five-Year Exemption and Abatement Law, as of 2011 only one application had been made to the abatement program.⁷⁸

4. & 5. Bay Street Station Redevelopment Plan (Phase I, 2000; Phase II, revised 2004)

Phase I of the Bay Street Station Redevelopment Plan establishes a redevelopment strategy for four contiguous tax lots bounded by Bloomfield Avenue, Pine Street, and Glenridge Avenue. By 2002, the Phase I Redevelopment Plan had resulted in the construction of a subsidized senior citizen housing complex called Pineridge of Montclair, as well as a municipal fire headquarters on the proposed site. Although the "Area in Need of Redevelopment" was adjacent to the Pine Street Historic District and the Town Center Historic District, no historic resources were affected during Phase I. The historic building at 647 Bloomfield Avenue (built 1904) that served as the fire headquarters before it was relocated during Phase I is currently being used as the Montclair Police Department headquarters.

Phase II of the Bay Street Station Redevelopment Plan focuses on the land between the senior housing development and the fire headquarters built during Phase I, an area that comprises three whole tax lots and part of a fourth lot, and is bounded by Glenridge Avenue on the north, Bloomfield Avenue on the south, Pine Street on the west, and contemporary development to the east. Although the area addressed in Phase II had been occupied at the turn of the 20th century by a mix of commercial and multi-family residential buildings as well as auxiliary structures associated with the Delaware, Lackawanna and Western railroad system, this land was acquired for future redevelopment and mostly cleared by 1986.⁷⁹ As a result, Phase II of the Bay Street Station Redevelopment Plan does not directly impact any historic resources, but due to its proximity to the Pine Street and Town Center Historic Districts, Phase II could still affect the historic character of the area. As a result of Phase II, a 248-space parking garage for Bay Street Station commuters and an adjacent 163-unit residential building with below-grade parking called The Residences in Montclair were constructed.⁸⁰ The Phase II Redevelopment Plan stipulates that "the architectural style of the [new development] must complement historic structures in surrounding neighborhoods, using similar materials, colors and styles found in historic buildings."⁸¹

6. Elm Street/New & Mission Area Redevelopment Plan (2007)

The Elm Street/New & Mission Area Redevelopment Plan addresses an "Area in Need of Redevelopment" that is bounded by Bloomfield Avenue to the north, Hartley Street to the east, Fulton Street to the south,

77. *Township of Montclair Pine Street Redevelopment Plan*, (2003), 1.

78. *Township of Montclair Unified Land Use & Circulation Element, Baseline Conditions Report*, (2011), 20.

79. *Township of Montclair Bay Street Station Redevelopment Plan, Phase II* (2004), 4.

80. *Township of Montclair Unified Land Use & Circulation Element, Baseline Conditions Report* (2011), 26.

81. *Township of Montclair Bay Street Station Redevelopment Plan, Phase II* (2004), 20.

and Elm Street to the west. The Redevelopment Plan is divided into three areas: Washington Street, Bloomfield Avenue, and New and Mission Streets. These areas are assigned separate permitted uses, lot size constraints, and requirements for parking, building height, and setbacks. Historic resources affected by this Redevelopment Plan include a historic Victorian home (identified as lot 24), a former theater located at 180 Bloomfield Avenue (built 1900), and the site of the Washington Street YMCA building at 39 Washington Street (built 1926), important to Montclair's African American community. The two former structures have been retained as a part of this Redevelopment Plan, and the Washington Street YMCA building was demolished to accommodate the construction of a new elementary school. Bullock Elementary School opened in 2010, and was named after Charles H. Bullock, the former director of the Washington Street YMCA. The Redevelopment Plan also calls for the Township to invest in public art that reflects local history, and cites specific locations where sculpture or murals could be installed.⁸² The Plan states that its design guidelines are "based on Montclair's Historic Preservation design guidelines."⁸³ The Elm Street/New & Mission Area Redevelopment Plan, like the Pine Street Redevelopment Plan, also invokes the use of funds from New Jersey's Five-Year Abatement and Exemption Law to incentivize investment from the private sector in property improvements.

7. Deteriorated Housing Project Redevelopment Plan (2007)

One of the main goals of the Deteriorated Housing Project Redevelopment Plan is to "maintain the condition of older housing stock" in Montclair.⁸⁴ The Plan includes a selection of individual properties throughout the Township that were identified between 1998 and 2007 as being within an Area in Need of Redevelopment. The Plan stipulates that any of the selected properties that are acquired by the Township must be considered for conversion to affordable housing before they can be sold to a private entity. The Deteriorated Housing Project Redevelopment Plan has been successful: as of 2007, over 25 properties had been rehabilitated through the plan, and the number has increased since then.⁸⁵ Notably, none of the rehabilitated properties were located within a local historic district at the time.

8. Montclair Center Gateway Phase I Redevelopment Plan (2011)

The Montclair Center Gateway Phase I Redevelopment Plan addresses 11 contiguous tax lots with frontage on Bloomfield Avenue, Valley Road, and Orange Road. The main goal of this Redevelopment Plan, Phase II of which is currently under consideration by the Township Council, is to allow for flexibility in the construction of commercial and residential properties, as well as a hotel, along an important stretch of Bloomfield Avenue, a main thoroughfare in the Township and the "Gateway" to downtown Montclair. The only required building use under the Redevelopment Plan is commercial office space, although any residential development is required to establish a minimum 10% set-aside for low- and moderate-income units. The Redevelopment Plan establishes a maximum building height of six stories, with an exception of eight stories granted to the MC Hotel development, which broke ground in April 2016 and is reportedly the Township's first new hotel since 1938.⁸⁶ The Phase I Plan for the final redevelopment site plan was submitted to the HPC for review, due to its close proximity to the locally listed Town Center Historic District.⁸⁷

9. Eastern Gateway Redevelopment Plan (2013)

The Eastern Gateway Redevelopment Plan outlines a redevelopment strategy for three properties that form a "gateway entrance" to the Montclair Center Historic Business District. The properties included in

82. *Township of Montclair Elm Street / New & Mission Area Redevelopment Plan* (2007), 49.

83. *Ibid.*, 56.

84. *Township of Montclair Deteriorated Housing Redevelopment Plan* (2007), 6.

85. *Ibid.*, 3-4.

86. "Breaking Ground for Groundbreaking Montclair Hotel," *The Montclair Times*, April 22, 2016.

87. *Township of Montclair Center Gateway Redevelopment Plan* (2011), 41.

this Redevelopment Plan are a gasoline service station at the intersection of Pine Street and Bloomfield Avenue (built 1989), as well as the four-story Montclair Mews apartment building (built 1989), Mt. Carmel Holy Church (built 1920), and all driveways and parking lots associated with these three properties. The lots containing the service station and Mt. Carmel Holy Church were both included in the Town Center Historic District Extension, a local historic district. The church is considered a contributing building according to the historic district's period of significance (1865–1937), while the gas station lot is considered an intrusion within the district and was included only because of its prominent location at an important intersection.⁸⁸ The Eastern Gateway Redevelopment Plan encourages the development of mid-rise residential buildings with the potential for mixed-uses at the first and second levels. The Plan also contains design requirements intended to promote consistency with the surrounding architectural context, especially in terms of building facades, massing, materials, and setbacks. The Plan imposes a maximum height of six stories in the Redevelopment Area, as well as screening requirements for above-grade parking facilities.

10. HUMC/Mountainside Hospital Redevelopment Plan (2016)

The HUMC/Mountainside Hospital Redevelopment Plan outlines a redevelopment strategy for 21 properties located in the Borough of Glen Ridge and the Township of Montclair. Nineteen of the 21 properties included within the plan are located in the Township of Montclair. The redevelopment plan details design requirements for a new three-story medical office building to be located on the northeast corner of the intersection of Bay Avenue and Walnut Crescent, across from the existing Mountainside Hospital. The redevelopment plan also specifies design requirements for parking garages, surface parking lots, and open space to be located on the western side of Walnut Crescent/Highland Avenue between Sherwood Street and Bay Street.

11. Seymour Street Redevelopment Plan (2016)

The Township Council adopted the Seymour Street Redevelopment Plan to guide new development for eight properties in the central business district along Bloomfield and Glenridge Avenues. It seeks to redevelop the area as a regional arts and entertainment destination by creating a public pedestrian plaza to be located on Seymour Street. The plan describes permitted arts uses in addition to other residential and commercial uses. It specifies building massing, height, and design through detailed Town Center Architectural and Design Standards contained within the plan. The plan also calls for a parking structure to be built on the existing Midtown Parking Lot on Glenridge Avenue. Three properties within the redevelopment area are also located in the Town Center Historic District. These properties are the Wellmont Theater (built 1921), a contributing building, the former Social Security Building (built 1973), an intrusion, and a harmonizing building at 370-372 Bloomfield Avenue (built 1927). The plan stipulates that the HPC shall review any development application filed for properties in the redevelopment area to determine consistency with the design standards of the plan and make a report to the Planning Board.

5.4 State and County Planning Policies

5.4.1. New Jersey State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan was adopted in 2001. The State Plan is intended to enable cooperative planning across New Jersey that does not undermine municipal planning authority under the MLUL. Rather, the State Plan is intended to serve as a source document for the coordination of individual municipal plans. The New Jersey State Planning Commission and the Office of State Planning are mandated to facilitate the development of consistent municipal plans that are derived from established best practices.

88. "115 Bloomfield Avenue building attachment," *Town Center Historic District Expansion Report*, Montclair Historic Preservation Commission (2004), 75.

A key State Plan goal is to “preserve and enhance areas with historic, cultural, scenic, open space and recreational value.”⁸⁹ The historic preservation section of the Plan encourages the integration of historic resources into local zoning and development strategies through the use of ordinances, historic resource surveys, rehabilitation projects, archaeological investigations, and public interpretation. The State Plan supports the value of documenting and listing historic resources, and also notes that most municipal master plans in New Jersey do not include an HP Element, stating, “more still needs to be done to integrate historic preservation with infrastructure and development activities.”⁹⁰

The State Plan also accommodates the designation of Critical Environmental Sites (CES) and Historic & Cultural Sites (HCS) as protected areas on the State Plan Policy Map, which identifies all of the population centers, designated Planning Areas, parks, military installations, and Pinelands management areas in the State. CES and HCS are used to designate features of small (less than one square mile), irregular areas to be preserved in future development, including natural systems and cultural sites. The designation of a CES or an HCS allows for the linkage of spaces with environmental and historic significance, such as landscapes, trails, open space, historic sites and districts, archaeological sites, scenic corridors, threatened wildlife habitats, and other significant areas.

5.4.2. New Jersey Historic Preservation Plan

The current New Jersey Historic Preservation Plan, developed by the NJ HPO and Preserve New Jersey, was adopted in 2013. The Plan establishes goals and objectives to inform the actions of agencies and individuals involved in historic preservation efforts in the State of New Jersey. The first of the Plan’s six goals is to “use historic preservation as a tool to strengthen and revitalize New Jersey’s state and local economies in a sustainable manner.”⁹¹ The Plan addresses issues such as the potential for a state rehabilitation tax credit program, increased cooperation between the various agencies and organizations involved in historic preservation, financial incentives to promote job growth through rehabilitation projects, the alignment of the preservation and environmental advocacy communities in New Jersey, the marketing of preservation success stories and examples of sustainable development, and the efficiency of the regulatory review process.

Although the New Jersey Historic Preservation Plan is not a regulatory document, it outlines strategies for the implementation of effective municipal historic preservation plans. The Plan includes a discussion of current opportunities and challenges for historic preservation in New Jersey, especially in terms of New Jersey’s economy, infrastructure, and stakeholders’ needs. The Plan makes a series of recommendations for federal and state agencies, community organizations, and individual actors seeking to participate in and strengthen historic preservation efforts in New Jersey. The Plan identifies the economic benefits and sustainability of preserving existing buildings, citing community support and enthusiasm for preservation among citizens of New Jersey. As a framework for further preservation activity, the Plan includes a compilation of resources and action steps for stakeholders to become involved in historic preservation.

5.4.3. New Jersey Heritage Tourism Master Plan and Related Plans

The New Jersey Heritage Tourism Task Force developed the New Jersey Heritage Tourism Management Plan in 2010. The Management Plan identifies the economic benefits of heritage tourism, and refers to a previous study that found that cultural heritage travelers contribute over \$192 billion annually to the U.S. economy.⁹² The Management Plan proposes the creation of an Inter-Agency Heritage Tourism Council to strengthen cooperation between the relevant tourism agencies and stakeholders in New Jersey. The Management Plan establishes a framework for strengthening the state’s heritage tourism industry through partnerships, content

89. “Overview of the State Plan,” *New Jersey State Development and Redevelopment Plan* (2001), 7.

90. “Historic Preservation,” *New Jersey State Development and Redevelopment Plan* (2001), 89.

91. *New Jersey Statewide Comprehensive Historic Preservation Plan*, (2013), 29.

92. *New Jersey Heritage Tourism Management Plan* (2010), 2.

such as heritage products and interpretive themes, support of existing heritage sites, and coordinated marketing efforts. Proposed interpretive themes are derived from far-reaching topics that address the breadth of the State's history, including "New Jersey at Work" and "New Jersey by Design." The Management Plan also includes a variety of examples of successful heritage tourism projects from both in- and out-of-state, such as Thomas Edison National Historical Park in West Orange, and the Pennsylvania Heritage Tourism Initiative's four Pilot Regions.

The Management Plan states that heritage tourism and its related agencies are significantly under-funded in New Jersey. The Management Plan notes that tourism is New Jersey's third largest private sector employer, and calls for an increased investment of funds from the State's hotel/motel tax back into the heritage tourism industry for an increase in revenue.⁹³

The Crossroads of the American Revolution National Heritage Area Management Plan was adopted in 2011 and can serve as an effective model for heritage tourism planning in the State. The Plan addresses the conservation, preservation, and interpretation of the Crossroads of the American Revolution National Heritage Area, created in 2006 to comprise historic sites within 213 municipalities spread over 2,155 square miles in New Jersey.⁹⁴ The Plan is organized around several different "storylines" related to New Jersey's involvement in the American Revolution, including "Defense of the Hudson," "Road to Morristown," and "Divided Loyalties." Although no sites associated with the Heritage Area are located in Montclair, this Management Plan offers a template for the utilization of historic resources at a large scale through coordinated stewardship, education, public awareness, and economic development.

5.4.4 Essex County Park, Recreation, and Open Space Master Plan

The Essex County Park, Recreation, and Open Space Master Plan was adopted in 2003. The Plan provides a narrative overview of the Essex County Park System's development history and historic features, as well as a series of updates on the Park System's management and future direction, including funding. One of the Plan's stated goals for park use is to promote the preservation and restoration of cultural, archaeological and historic sites. The Plan also recommends the development of a County Historic Preservation Plan.

93. Ibid., 9.

94. *Crossroads of the American Revolution National Heritage Area Management Plan* (2011), 4.

5.5. Historic Preservation Easements

Historic preservation easements are an effective tool for preserving historic resources, either in whole or in part, from inappropriate alterations and demolition. A historic preservation easement is created through an agreement between a property owner and a nonprofit Qualified Easement Holding Organization to protect a historic resource by restricting future alterations that would undermine its historic character. A Qualified Easement Holding Organization must demonstrate the necessary commitment and resources to manage the easement, and must be a governmental unit, a public charity, or a nonprofit organization that is operated or controlled by a governmental unit or a public charity.⁹⁵ Typically the property owner will transfer part of his or her ownership rights to the Qualified Easement Holding Organization, so that the organization is responsible for enforcing the terms of the easement.

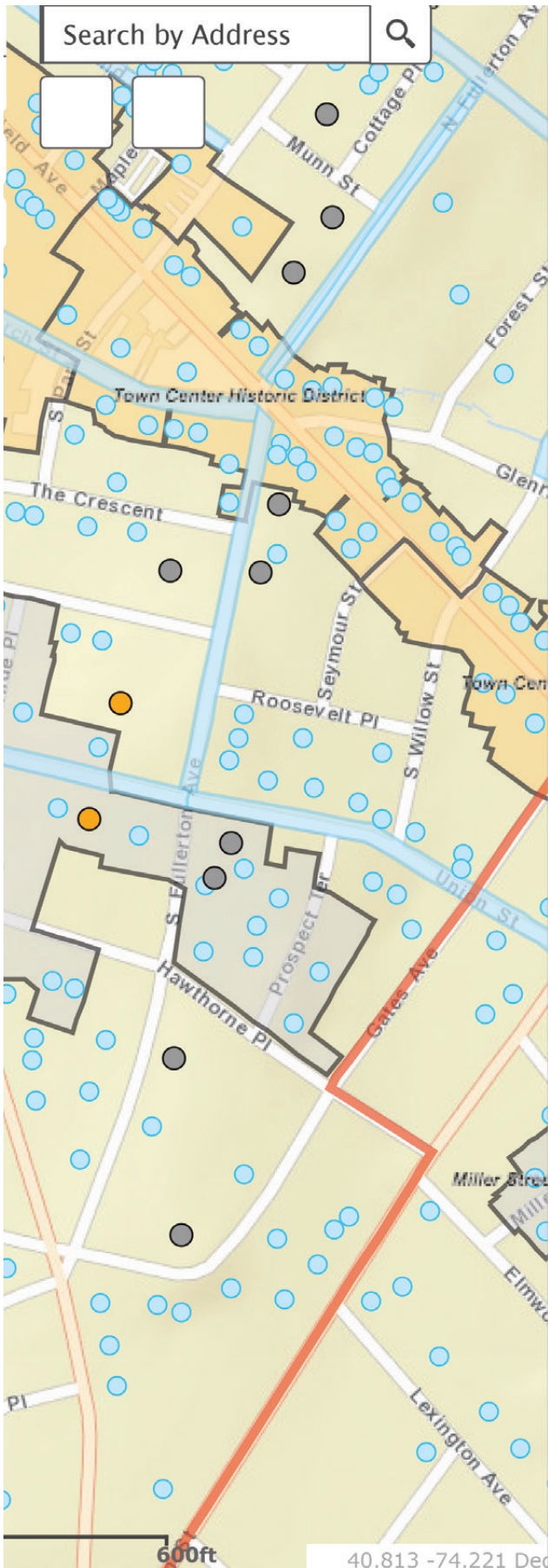
Historic preservation easements are typically held in perpetuity, and if properly enforced can be used to preserve historic resources. The terms of a historic preservation easement can be designed to protect an entire structure, a building's façade, interior rooms, aspects of a building's craftsmanship, archaeological sites, historic landscapes and battlefields, scenic views, and more. Property owners who make historic preservation easement donations are entitled by the IRS to receive income tax deductions equal to the value of the rights donated to the Qualified Easement Holding Organization, possibly in addition to other financial benefits such as reduced local property taxes.⁹⁶ The New Jersey Historic Trust holds historic preservation easements on four properties in the Township of Montclair, as listed in Table I below:

Table I: Properties with Historic Preservation Easements in the Township

Property Location	Resource Name	Protected Portion Of Building	Expiration Date	Terms
36 No. Fullerton Avenue	Immaculate Conception Church	Exterior	8/23/2019	Receipt of NJHT Preservation Grant
170 Cooper Avenue	Christian Union Congregational Church	Exterior	8/15/1939	Receipt of NJHT Preservation Grant
99 So. Fullerton Avenue	B'nai Keshet/Montclair Jewish Center	Exterior	11/13/2017	Receipt of NJHT Preservation Grant
100 Up. Mountain Avenue	The Aufzien House	Exterior	None	Donated to NJHT to Protect Architectural Character

95. "Chapter 4: Qualified Organization," *Conservation Easement Audit Techniques Guide*, Internal Revenue Service, accessed August 16, 2016, https://www.irs.gov/businesses/small-businesses-self-employed/conservation-easement-audit-techniques-guide#_Toc142.

96. National Park Service (2003), *Historic Preservation Easements*.



Legend

Township of Montclair: Wards



Township of Montclair Historic Landmarks

-  Local Historic Landmark
-  State or National Register Landmark

"Preservation Montclair" Inventory of Historic Properties



"Preservation Montclair" Inventory of Historic Streetscapes



Township of Montclair Historic Districts

-  Local Landmark District
-  State or National Register Historic District

6. HISTORIC RESOURCES IN MONTCLAIR

6.1. Previously Identified Historic Resources

6.1.1. Township Historic Inventory Viewer

The *Township of Montclair: Historic Inventory Viewer* is an interactive web mapping application that displays historic resources located within the Township.⁹⁷ The Planning Department and HPC developed the Inventory Viewer in 2016 using Esri Geographic Information Systems (GIS) mapping software to facilitate public access to Township records and increase public awareness of Montclair’s unique historic resources.

The Inventory Viewer identifies historic landmarks and districts within Montclair. Points and polygons on a map of the Township illustrate the locations and boundaries of local historic landmarks and districts, State and/or National Register–listed landmarks and districts, and historic properties and streetscapes surveyed in the 1982 “Preservation Montclair” project. Properties and historic districts that have been determined by the NJ HPO to be *eligible* for listing in the State and or National Registers are not currently identified on the Inventory Viewer.

Points on the Inventory Viewer identify the location of individual landmarks, and polygons illustrate the boundaries of historic districts. These points and polygons on the map viewer are one of three colors: orange for local historic resources, gray for State/National Register historic resources, and blue for “Preservation Montclair” surveyed properties and streetscapes. Clicking on a point or polygon opens a pop-up window that shows information related to the resource and links to additional information, such as the National Register nomination report, “Preservation Montclair” survey form, and Google StreetView image.

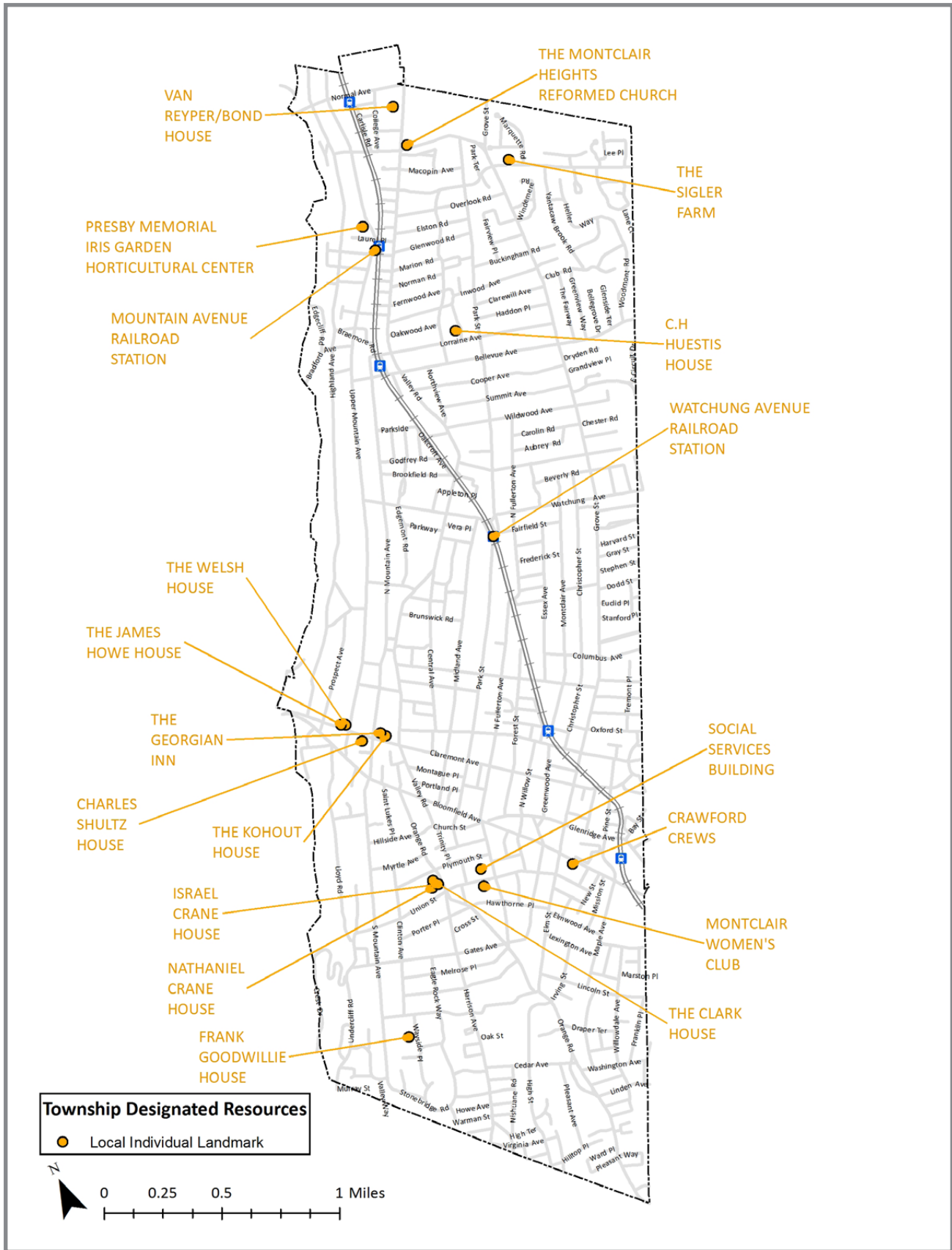
In addition to the Historic Inventory Viewer, other sources of information about existing historic resources within the Township can be accessed through the Montclair Public Library’s Local History Room, the New Jersey Tax Assessment Records database, the NPS, the NJ HPO, Preservation New Jersey, the New Jersey Historic Trust, and the Montclair Historical Society.⁹⁸ The NJDEP has also created an online mapping application called NJ-GeoWeb, which is useful for locating areas of interest across New Jersey and for querying environmental or preservation information using NJDEP’s GIS data.⁹⁹

97. To access the Township of Montclair Historic Inventory Viewer, go to: <http://mntjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff>.

98. To access the New Jersey Records Assessment database, go to: http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?district=0713&ms_user=monm.

99. To access the NJDEP’s NJ GeoWeb resource, go to: <http://www.nj.gov/dep/gis/geoweb splash.htm>.

HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN



6.1.2. Township Designated Historic Resources

Since the Township's adoption of the Historic Preservation Ordinance in 1994, the HPC has designated 19 individual landmarks and four historic districts.

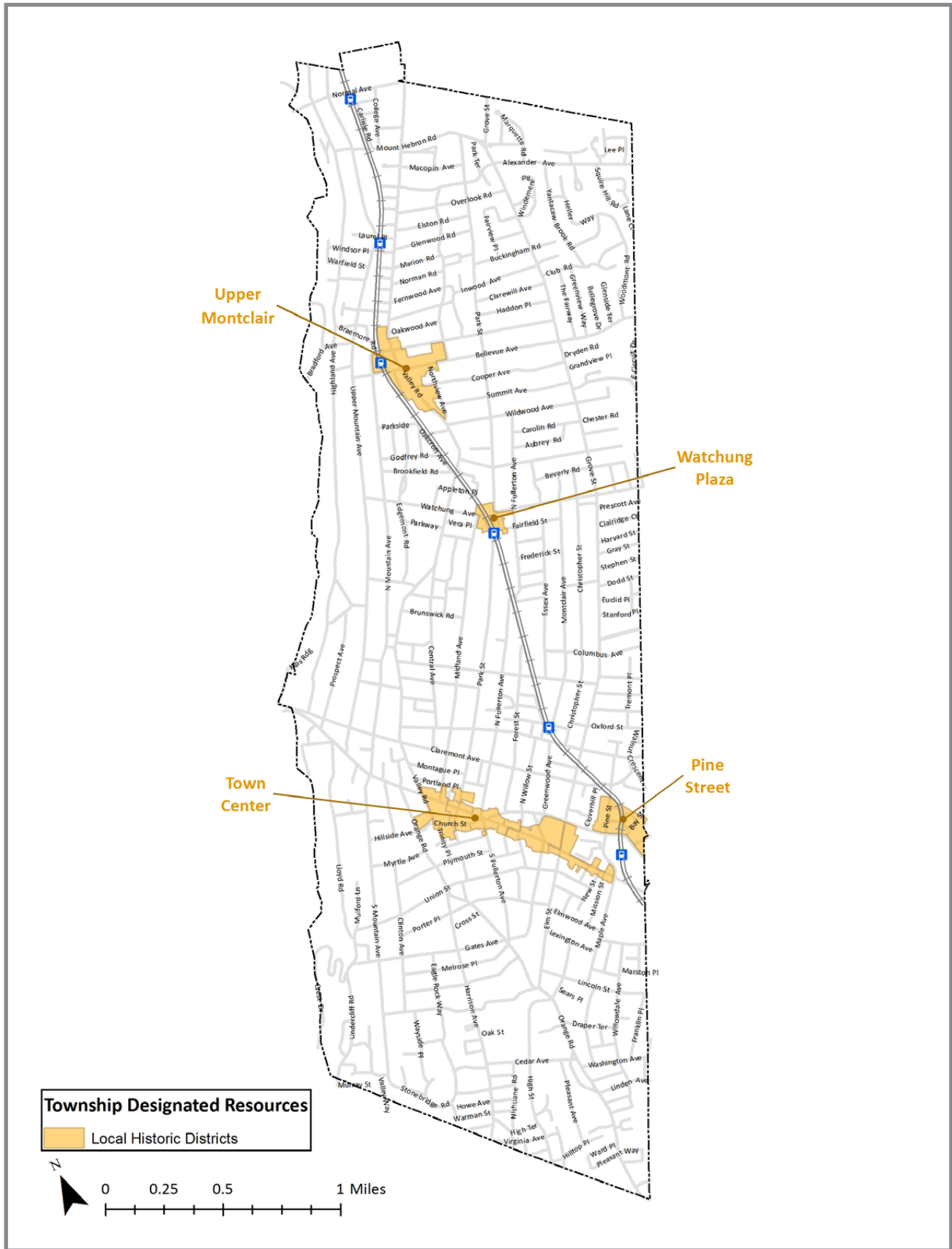
Individually Listed Resources

Table 2 is a list of individually designated local landmarks. Map 1 illustrates their locations within the Township. Thirteen of these 19 properties are residential structures constructed between the late 18th and early 20th centuries. The Presby Memorial Iris Garden Horticultural Center (built 1830), Montclair Women's Club (built 1928), Mountain Avenue Train Station (built 1893), Watchung Train Station (built 1904-5), Montclair Heights Reformed Church (built 1911), and Township Social Services Building (built 1951) are also locally designated individual landmarks.

Table 2. Individually Listed Resources Designated by the Township as of 2016¹⁰⁰

Block	Lot	Property Location	Year Built	Resource Name
3602	16	4 Duryea Road	1888	C.H. Huestis House
1401	2	30 No. Mountain Avenue	1896	Charles Shultz House
3102	21	210 Bloomfield Avenue	1912	Crawford Crews
1102	49	17 Wayside Place	1927	Frank Goodwillie House
1304	12	110 Orange Road	1796	Israel Crane House
2108	4	82 Union Street	1928	Montclair Women's Club
1304	12	110 Orange Road	1796	Nathaniel Crane House
2206	6	60 So. Fullerton Avenue	1951	Social Services Building
1304	11	108 Orange Road	1890	The Clark House
1507	20	37 No. Mountain Avenue	1902	The Georgian Inn
405	1.01	369 Claremont Avenue	1900	The James Howe House
1507	19	323 Claremont Avenue	1897	The Kohout House
2806	1	71 Mt. Hebron Road	1911	The Montclair Heights Reformed Church
3802	20	109 Alexander Avenue	1815	The Sigler Farm
405	1	24 Up. Mountain Avenue	1900	The Welsh House
1005	8	848 Valley Road	1930	Van Reyper/Bond House
3403	1	Park Street	1904	Watchung Train Station
802	26	474 Up. Mountain Avenue	1830	Presby Memorial Iris Garden Horticultural Center
1801	54	451 Up. Mountain Avenue	1893	Mountain Avenue Train Station

100. The year built listed for historic resources in Tables 2–8 is from the New Jersey Tax Assessment Records database, and in some cases may be an approximation of the property's actual date of construction.



Map 2. Historic Districts Designated by the Township as of 2016



Bloomfield Avenue at North Fullerton Avenue in the Town Center Historic District, 1948, MPL.

Township Historic Districts

Map 2 illustrates the boundaries of the four locally designated historic districts. These four historic districts are:

1. Town Center Historic District and Historic District Expansions (2002, 2003, & 2004)

The Town Center Historic District is the largest commercial district in Montclair. Historic properties in this district date from the 1840s to the 1960s. The majority of the 176 structures within the district are commercial properties that are one to three stories in height. These buildings feature a variety of architectural styles popular in the 19th and 20th centuries. Notable properties within the district are stately commercial buildings along Bloomfield Avenue, including 295 Bloomfield Avenue (built 1892), a 3-story, Queen Anne-style building; 605-609 Bloomfield Avenue (built c. 1924), a two-story, Classical Revival-style building; and 536-540 Bloomfield Avenue (built 1926), a two-story, Classical Revival-style building.

2. Pine Street Historic District (2005)

The Pine Street Historic District is an intact working-class neighborhood with single-family and multi-family dwellings and small-scale commercial properties. Historic properties in this district date from the 1880s to the 1930s. The majority of the 77 structures within the district are residential or mixed-use properties of two to three stories in height in styles such as Renaissance Revival, Italianate, Classical Revival, and Bungalow-Craftsman-style. Two notable building types in the district are wood-frame residences from the late 19th century, like 87 Bay Street (built 1887), and multi-story masonry buildings from the early 20th century, like 97 Pine Street (built 1907).



Bellevue Avenue at Valley Road in the Upper Montclair Historic District, c. 1966, MPL.

3. Upper Montclair Historic District (2006)

The Upper Montclair Historic District is a thriving commercial corridor that has served the Township as a central commercial and business district for over 100 years. Historic properties in this district date from the 1880s to the 1930s. The majority of the 93 historic structures are commercial properties that are one to two stories in height with retail uses on the first floor and commercial or residential uses above. These buildings were designed in architectural styles such as Colonial Revival, Queen Anne, and Neo-Classical. A notable building type among these 93 structures is the two-story, Tudor Revival-style commercial building, like those found on Valley Road and Bellevue Avenue.

4. Watchung Plaza Historic Business District (2012)

The Watchung Plaza Historic Business District is an early 20th century shopping center developed to serve the neighborhood around the Watchung Avenue Railroad Station. Historic properties in this district date from the 1900s to the 1930s. The majority of the 24 historic structures are commercial properties that are one to two stories in height. Like the Upper Montclair Historic District, a notable building type in the Watchung Plaza Historic District is the two-story, Tudor Revival-style commercial building, like those on Watchung Plaza and Watchung Avenue. Watchung Plaza Park, a 1918 landscape designed by local architect Clifford C. Wendehack, and Watchung Park, a 1920 landscape, are within the boundaries of the historic district.

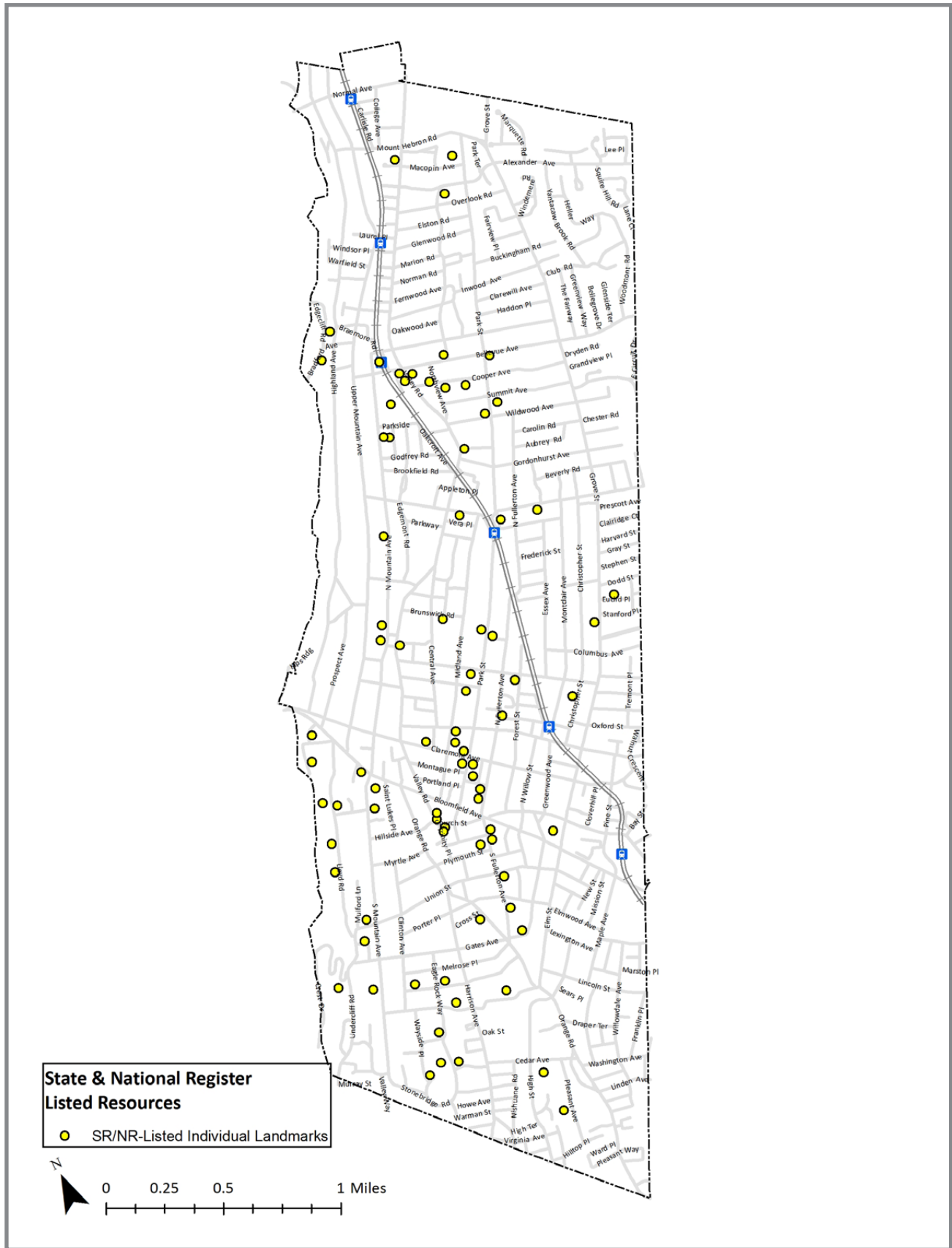
The Historic Preservation Ordinance designates each building within these four historic districts according to one of five categories, also known as a building's "status," representing an assessment of that structure's historic and architectural qualities:



Watchung Plaza in the Watchung Plaza Business District, 1939, MPL.

- **Key:** Constructed during the district’s period of significance and possesses distinct architectural and historical significance; acts as a landmark within the architectural matrix of the district.
- **Contributing:** Constructed during the district’s period of significance and possesses architectural and/or historical significance as well as integrity.
- **Harmonizing:** Constructed after the period of significance but is compatible in size, scale, and materials with the historic district.
- **Harmonizing (altered):** Constructed within the period of significance but has been significantly modified from its original design.
- **Intrusion:** Constructed after the period of significance and does not contribute to the cohesiveness of the district’s streetscapes.

A building’s “status” is noted in each historic district nomination report’s “Building-by-Building Inventory.” (See Appendix G for a link to the Township Historic Inventory Viewer to view historic district nomination reports and building-by-building inventories for the districts noted above.)



Map 3. Individually Listed Resources in the State and/or National Registers as of 2016

6.1.3. State and/or National Register-Listed Resources

Since the passage of the NHPA in 1966 and the New Jersey Register of Historic Places Act in 1970, the NPS and NJ HPO have listed 89 individual properties and six historic districts in the State and/or National Register of Historic Places. A majority of these individual properties and districts were listed in the State and/or National Registers through the 1986 Historic Resources of Montclair Multiple Resource Area National Register nomination. (See Section 6.1.4. “Preservation Montclair” 1982 Survey for more information on this multiple resource nomination.)

Individually Listed Resources

Table 3 and 4 list individually listed properties in the State and/or National Register. Map 3 illustrates their locations within the Township. A majority of the 89 properties are residential structures constructed between the 1890s and the 1930s. There are also a number of religious structures, railroad stations, and municipal buildings listed in the State and National Registers. Anderson Park, an early Township green space, is notable as the only scenic landscape in Montclair individually listed in the State and National Registers to date.

Forty-eight of these 89 properties are listed in both the National and State Registers. The remaining 41 properties are listed only in the State Register.¹⁰¹ Nineteen of these 89 properties are listed locally by the Township, either individually or within a historic district. (See Appendix G for a link to the Township Historic Inventory Viewer to view the different levels of designation or listing for each of the 89 properties listed in the National and/or State Register.)

Table 3. Individually Listed Resources in the State and National Registers as of 2016

Block	Lot	Property Location	Year Built	Resource Name
802	26	474 Up. Mountain Avenue	1830	Presby Memorial Iris Garden Horticultural Center
1801	54	Up. Mountain Avenue	1893	Mountain Avenue Railroad Station
1005	8	848 Valley Road	1930	Van Reyper/Bond House
2804	39	580 Park Street	1926	Von Schmid House
1711	35	244-246 Bellevue Avenue	1918	Upper Montclair Post Office
2602	22	185 Bellevue Avenue	1925	Upper Montclair Library
2606	26	190 Cooper Avenue	1919	Marsellis House
2606	23	170 Cooper Avenue	1899	Christian Union Congregational Church
2607	12	155 Wildwood Avenue	1930	The Anchorage
2601	11	Rail Right of Way	1892	Upper Montclair Railroad Station
1711	31	Valley Road	1910	Cliffside Hose #4
2604	12	40 Northview Avenue	1900	S. C. Smith House
3505	55	345 Park Street	1897	Joseph Bardsley House
1602	8	208 No. Mountain Avenue	1884	The Cedars (Henry Fenn House)
1503	7	128 No. Mountain Avenue	1793	Egbert Farm
2307	1	87 Midland Avenue	1887	M.F. Reading Residence
2502	3	83 Watchung Avenue	1922	"The House That Lives"

101. There are many reasons why individual properties or historic districts are only listed on the State Register. Most commonly, the sponsor of the historic property or district never provided a complete National Register Nomination form, which is required for listing in the National Register. See “SR/NR–Eligible Resources” below for more information.

Table 3. Individually Listed Resources in the State and National Registers as of 2016

2401	4	18 Brunswick Road	1909	18 Brunswick Road
3403	1	Rail Right Of Way	1903	Watchung Avenue Railroad Station
2408	26	147 Park Street	1894	147 Park Street
3402	4	33 Watchung Plaza	1926	Bradner's Pharmacy
1508	20	275 Claremont Avenue	1887	George A. Miller House
3213	2	1 Lackawanna Plaza	1913	Montclair Railroad Station
2208	19	67-73 Church Street	1920	Carnegie Library
1401	2	30 No. Mountain Avenue	1896	Charles Shultz House
1406	1	3 So. Mountain Avenue	1910	The Montclair Art Museum
1304	12	110 Orange Road	1796	Israel Crane House
2308	4	46 Park Street	1921	Central Presbyterian Church
2212	6	24 No. Fullerton Avenue	1902	First Methodist Episcopal Church
2203	9	40 So. Fullerton Avenue	1920	First Congregational Church
2111	1	73 So. Fullerton Avenue	1887	St. Lukes Episcopal Church
204	2	2 Mulford Lane	1927	Mulford House
1208	11	84 Llewellyn Road	1840	Haskells Bloomfield Villa
1103	9	68 Eagle Rock Way	1897	68 Eagle Rock Way
2001	19	21 Stonebridge Road	1929	21 Stonebridge Road
1206	12	97 Warren Place	1911	97 Warren Place
1209	11	67 Warren Place	1925	67 Warren Place
302	21	35 Afterglow Way	1912	Casa Deldra
402	4	10 Rockledge Road	1900	J.M. Chapman House
101	11	60 Undercliff Road	1929	Stone Eagles
302	13	50 Lloyd Road	1902	Eastward
304	2	53 Lloyd Road	1912	53 Lloyd Road
302	7.01	80 Lloyd Road	1916	80 Lloyd Road
203	12	7 So. Mountain Terrace	1929	7 South Mountain Terrace
1102	49	17 Wayside Place	1927	Frank Goodwillie House
2110	1	99 So. Fullerton Avenue	1882	Red Gables
2110	6	75 Gates Avenue	1890	Allyn Wight House
1711	44	No. Mountain Avenue	1905	Anderson Park

Table 4. Individually Listed Resources in the State Register as of 2016

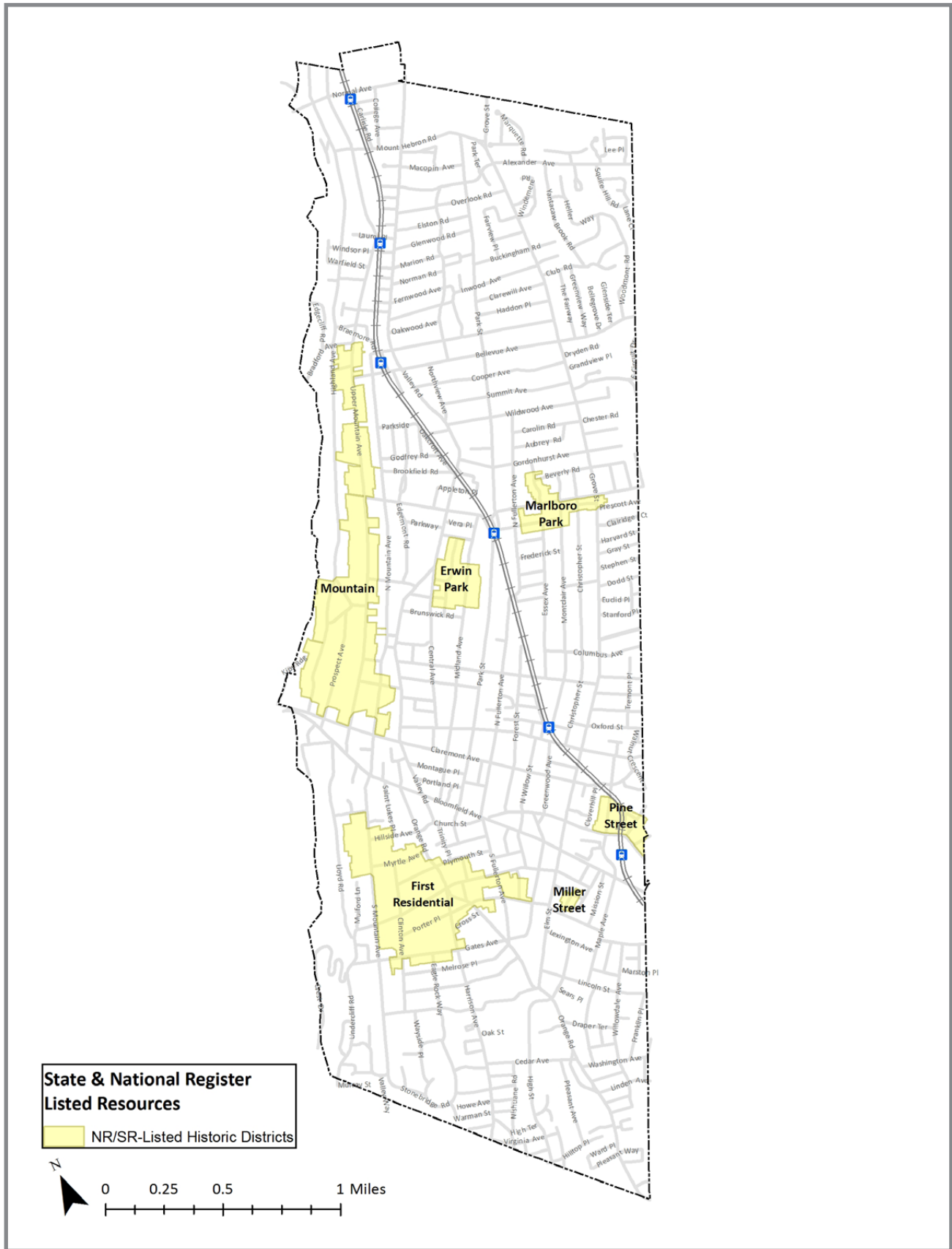
Block	Lot	Property Location	Year Built	Resource Name
703	4	340 Highland Avenue	1897	Greenough House
803	53	798 Valley Road	1890	James South King Residence
2703	17	135 Norwood Avenue	1913	135 Norwood Avenue
3802	20	109 Alexander Avenue	1815	The Sigler Farm
2604	1	581 Valley Road	1912	Cliffside Chapel (St. James Episcopal Church)
3602	16	4 Duryea Road	1888	C. H. Huestis House
3507	1	387 Park Street	1890	A. J. Varno House
702	1	40 Bradford Avenue	1917	Fredrick W. Mayes House
1707	7	303 No. Mountain Avenue	1912	Lambie Concrete House
1707	12	18 Princeton Place	1912	Archery H. Loomis House
2504	41	471 Valley Road	1785	Garrabrandt House
2305	4	103 Chestnut Street	1840	103 Chestnut Street
3302	11	65 Chestnut Street	1875	Chestnut Street School
2306	3	11 James Street	1864	11 James Street
1503	11	118 No. Mountain Avenue	1800	Lucy Stone House
2307	13	75 Midland Avenue	1899	Dr. John R. Mott House
3301	16	111 No. Fullerton Avenue	1892	Joseph Lamb Birthplace
1513	1	185 Valley Road	1850	185 Valley Road
2407	30	152 Park Street	1907	152 Park Street
3409	8	149 Watchung Avenue	1723	Interest Manor
4404	19	10 Euclid Place	1856	Sadler Place
3310	24	56 Christopher Street	1887	56 Christopher Street (Hinck Development House)
4403	31	228 Grove Street	1800	Melcher House
304	15	764 Bloomfield Avenue	1767	764 Bloomfield Avenue (Old Stage Coach Stop)
2205	1	68 Church Street	1878	First Baptist Church
2205	1	68 Church Street	1878	First Baptist Church (Addition)
1406	28	41 So. Mountain Avenue	1880	Elizabeth De Luce House
2208	20	17 Valley Road	1890	Munn Tavern
2307	8	56 Park Street	1890	Frederick J. Drescher House
2309	4	51 Park Street	1870	A. A. Sigler House
2212	5	36 No. Fullerton Avenue	1900	Immaculate Conception Church
3106	18	23 So. Fullerton Avenue	1890	Former Baptist Church (Masonic Temple)
3106	15	33 So. Fullerton Avenue	1878	Ira Crane House
1102.01	32	4 Stonebridge Road	1909	Edmund Burk Osborne House
201	11	120 Lloyd Road	1928	Highwall
104	17	190 So. Mountain Avenue	1922	190 South Mountain Avenue

Table 4. Individually Listed Resources in the State Register as of 2016

Block	Lot	Property Location	Year Built	Resource Name
1102.01	39	52 Wayside Place	1930	52 Wayside Place
2101	36	32 Llewellyn Road	1907	W. L. Lincoln Adams House
2903	31	29 Cedar Avenue	1860	29 Cedar Street
2903	20	44 Pleasant Avenue	1906	44 Pleasant Avenue
2104	16	166 Orange Road	1880	Nason House
2309	9	43 Park Street	1899	Tegakwita Hall



208 North Mountain Avenue, Henry Fenn residence designed by H. Edwards Ficken, c. 1895, MPL.



Map 4. Historic Districts Listed in the State and/or National Registers as of 2016



35 Clinton Avenue within the First Residential Historic District, Theodore L. Snyder residence, undated, MPL.

NR/SR Historic Districts

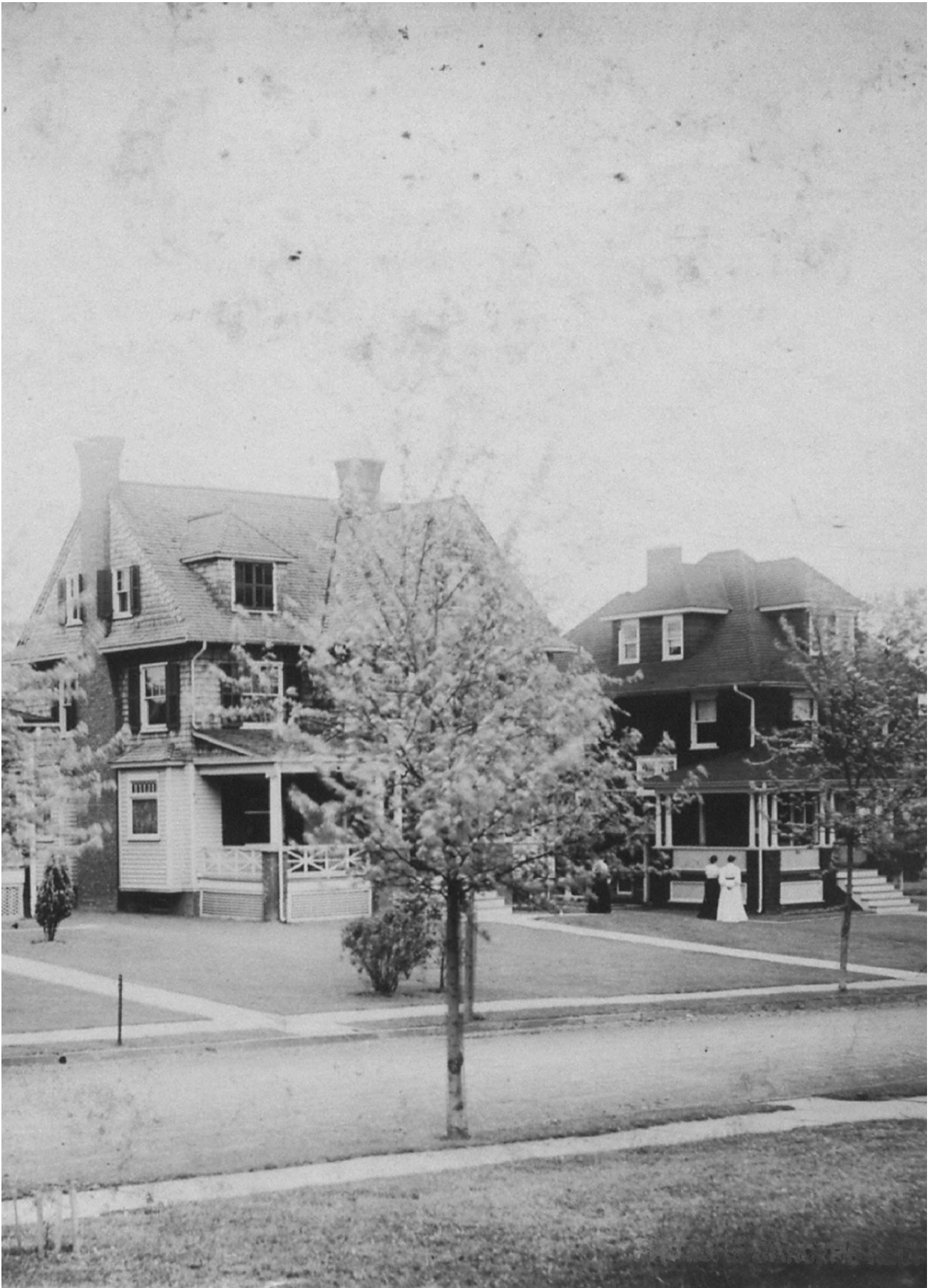
Map 4 illustrates the boundaries of the six National and State Register historic districts. The Pine Street Historic District (described in Section 6.1.2. above) is listed in both the National and State Registers (2000) and designated as a Township historic district. The other five NR/SR historic districts are:

1. Erwin Park Historic District (State Register 9/29/1986)

The Erwin Park Historic District is an early 20th century residential neighborhood developed to serve affluent suburban commuters. Historic properties in this district date from the 1890s to the 1920s. The majority of the 50 structures within the district are large residential properties that are two to three stories in height. These wood-frame residences were designed in architectural styles popular in the late 19th and early 20th centuries, such as Shingle, Queen Anne, Craftsman, and Colonial-Revival styles.

2. First Residential Historic District (State Register 9/29/1986)

The First Residential Historic District is a late 19th/early 20th century residential neighborhood developed on the former farmland of the first European settlers in Montclair. Historic structures in this district date from the 1740s to the 1930s. The majority of the 240 structures within the district are residential properties that are two to three stories in height. These buildings were designed in a wide variety of architectural styles popular in the 18th, 19th, and 20th centuries.



3. Marlboro Park Historic District (State Register 9/29/1986; National Register 7/22/1988)

Like Erwin Park, the Marlboro Park Historic District is an early 20th century planned suburban development. Historic properties in this district date from the 1870s to the 1920s. The majority of the 66 structures within the district are residential properties that are two to three stories in height. These wood-frame residences were designed in architectural styles popular in the late 19th and early 20th centuries, such as Shingle, Queen Anne, Craftsman, and Colonial-Revival styles.

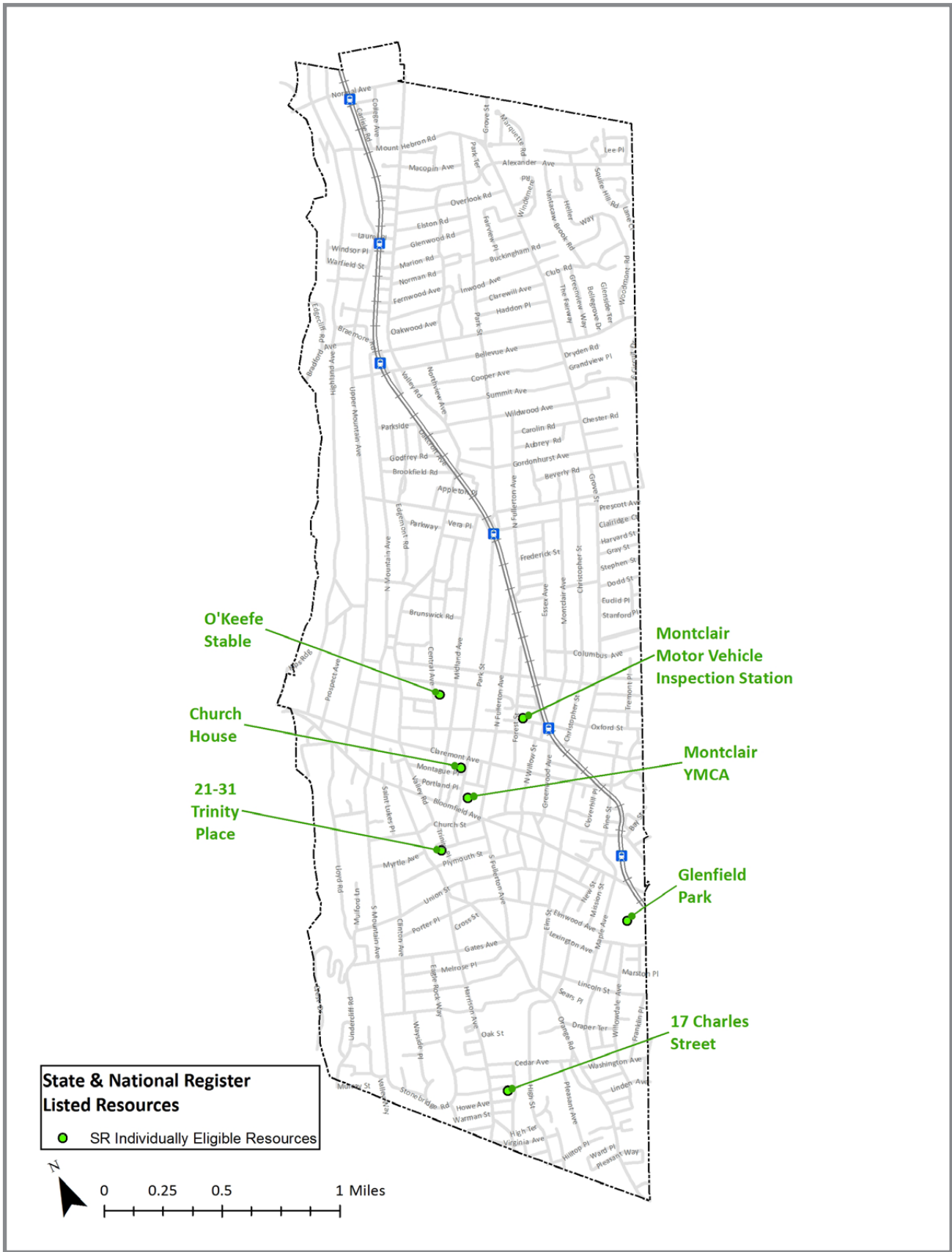
4. Miller Street Historic District (State Register 9/29/1986; National Register 7/1/1988)

The Miller Street Historic District is a group of late 19th and early 20th century vernacular cottages that served as housing for workers employed by local industries. Historic properties in this district date from the 1870s to the 1930s. All 24 structures within the district are residential properties that are two stories in height. These wood-frame cottages are usually two to three bays wide with a gable roof and an open front porch.

5. Mountain Historic District (State Register 9/29/1986; National Register 7/22/1988)

The Mountain Historic District is a late 19th and early 20th century residential mansion district. Historic properties in this district date from the 1870s to the 1930s. The majority of the 174 structures within the district are large residential properties that are two to three stories in height. These residential buildings were designed in a wide variety of architectural styles popular in the 19th and 20th centuries, such as Tudor Revival, Colonial Revival, Craftsman, and Shingle, and feature fine architectural details and ornamentation.

Each building within these five historic districts, like buildings within Township-designated districts, is designated as Key, Contributing, Harmonizing, Harmonizing (altered), or an Intrusion. (See Appendix G for a link to the Township Historic Inventory Viewer for the Marlboro Park, Miller Street, and Mountain National Register nomination forms.)



Map 5. Individual Resources Eligible for Listing in the State Register as of 2016



Glenfield Park, undated, MPL.

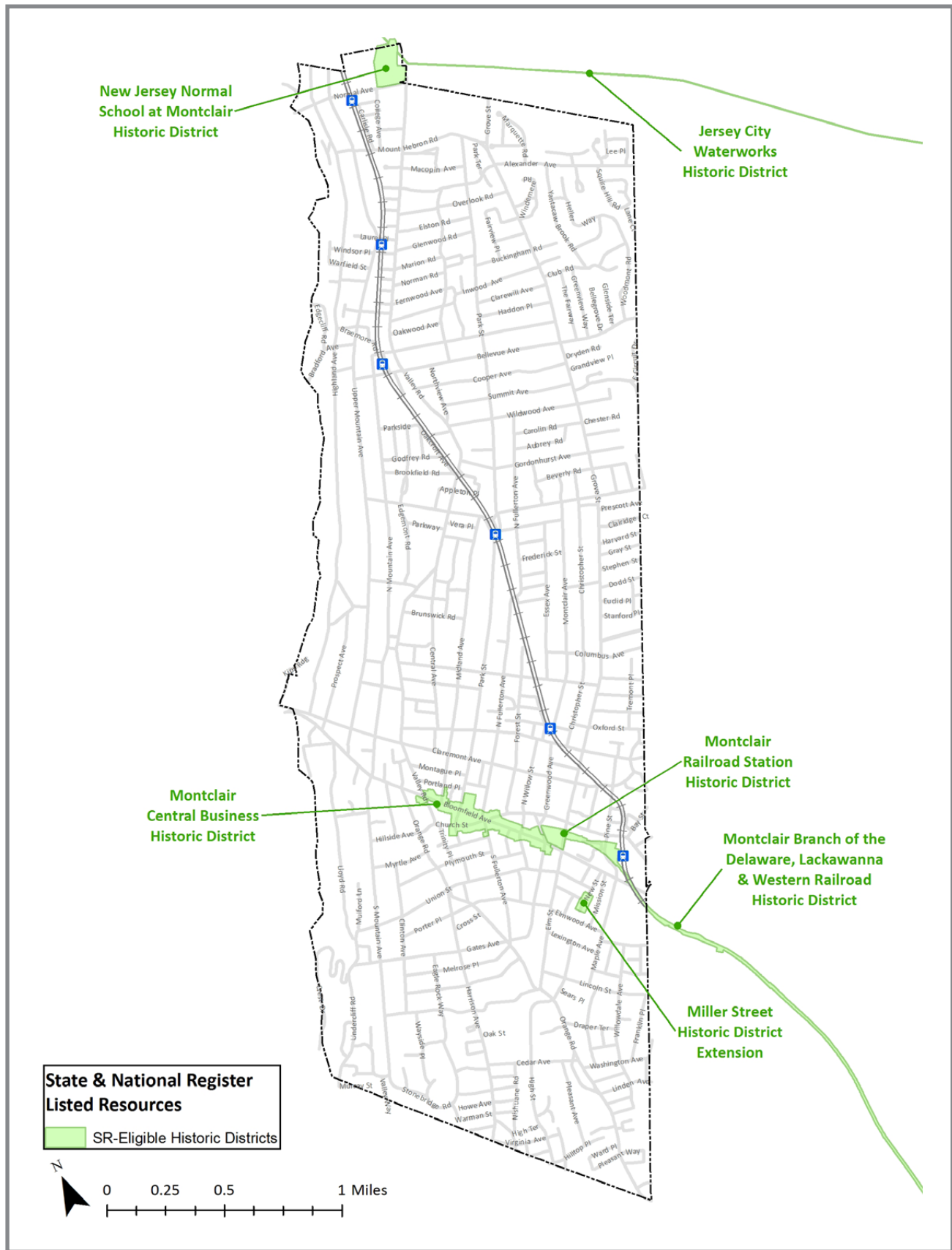
State/National Register–Eligible Resources

The NJ HPO has determined that eight individual properties and a scenic landscape are eligible for listing in the State Register.¹⁰² Table 5 is a list of these nine eligible resources. Map 5 illustrates their locations within the Township.

Table 5. Individual Resources Eligible for Listing in the State Register as of 2016

Block	Lot	Property Location	Year Built	Resource Name
1908	11	17 Charles Street	1885	
2308	4	46 Park Street	1921	Central Presbyterian Church Parish House
4108	2	Glenfield Park	1910	Glenfield Park
104	12	22 Crestmont Road	1905	Kip's Castle
3307	5	16 Label Street	1930	Montclair Motor Vehicle Inspection Station
2212	18	25 Park Street	1925	Montclair YMCA
1004	1	855 Valley Road	1908	New Jersey Normal School
2303	39	35 Central Avenue	1897	O'Keefe Stable
2204	11	25 Trinity Place	1922	Casabona Apartment Building
3102	12	39 Washington Street	1926	Washington St YMCA (Demolished)

¹⁰² The Washington Street Branch of the Montclair YMCA at 39 Washington Street was also determined eligible for listing by the NJ HPO in 2006; however, this historic property is no longer extant.



Map 6. Historic Districts Eligible for Listing in the State and/or National Registers as of 2016

Additionally, the NJ HPO has determined that six historic districts are eligible for the State Register. The NPS has also determined that one of these six State Register-eligible historic districts is eligible for the National Register. Map 6 illustrates the boundaries of these six districts. These districts are:

1. Jersey City Waterworks Historic District (State Register-Eligible 4/2/2013)

The Jersey City Waterworks Historic District is a municipal water distribution system that runs through Hudson, Essex, Passaic, and Morris counties. It is comprised of a series of reservoirs and pipelines. The earliest section of the system was built in 1854 to provide potable water to Jersey City. The system was subsequently expanded throughout the 19th century into neighboring municipalities and counties. A small segment of the Jersey City Waterworks runs through Montclair Township.

2. Miller Street Historic District Extension (State Register-Eligible 7/16/1997)

As discussed above, the existing Miller Street Historic District comprises a group of 24 vernacular cottages that date from the 1870s to the 1930s and originally served as working-class housing. The Miller Street Historic District Extension includes an additional 19 residential properties on New Street that are adjacent to the existing district. The district extension was determined eligible for listing on the State Register after the included properties were shown to exhibit a high degree of continuity with the existing district in terms of their form, style, method of construction, and level of historic integrity.

3. Montclair Branch of the Delaware, Lackawanna & Western Railroad (DL&WRR) Historic District (State Register-Eligible 9/14/2005)

The Montclair Branch of the DL&WRR Historic District encompasses the historic railroad right-of-way from Roseville Avenue in Newark to Montclair. The boundary omits the area covered by the rail line west of the Bloomfield Avenue Bridge (this area was altered as a result of the construction of the Montclair Midtown Connection), and the boundary also includes the original Montclair Station, which is non-contiguous but historically associated with the Montclair Branch of the DL&WRR. The Montclair Branch of the DL&WRR is significant for its contribution to the development of South Orange, Bloomfield, Glen Ridge, and Montclair; for its pioneering use of concrete in achieving grade separation; and for its unique program of electrification. The district includes 24 individual properties that date from 1852 to 1930. Train stations and bridges make up the majority of the historic resources located within the district, in addition to catenary towers, retaining walls, filled embankments, and fences.

4. Montclair Central Business Historic District (State Register-Eligible 8/13/1992)

The Montclair Central Business Historic District is a late 19th and early 20th century linear commercial development located in an area that has historically served as the business center for the Township since its early settlement. Historic properties in this district date from 1875 to 1937. The majority of the 135 structures within the district are commercial buildings that are three stories in height, and are located around the intersection of Bloomfield, Glenridge, and North and South Fullerton Avenues, and Church Street (historically known as the “Six Corners” intersection). These commercial buildings were designed in a wide range of architectural styles popular for commercial buildings around the turn of the 20th century, including Classical Revival, Italianate, Queen Anne, Romanesque, Beaux Arts, Tudor, and Mediterranean styles.

5. Montclair Railroad Station Historic District (State Register Eligible 9/26/1975; National Register-Eligible 10/14/1977)

The Montclair Railroad Station Historic District includes the current Lackawanna Plaza area between the Montclair Station House entrance and Grove Street. Before the construction of the railroad line in 1856, the area was a center of mill activity. Several structures associated with the railroad were built by the late 19th and early 20th centuries, including coal silos, storage facilities, and a brownstone building. In 1979, all of the remaining historic structures were demolished, with the exception of the station building. Ultimately, the historic Montclair Station was included in the Montclair Branch of the DL&WRR Historic District (State Register-Eligible, 2005, see above).

6. New Jersey Normal School at Montclair Historic District (State Register-Eligible 6/29/2009)

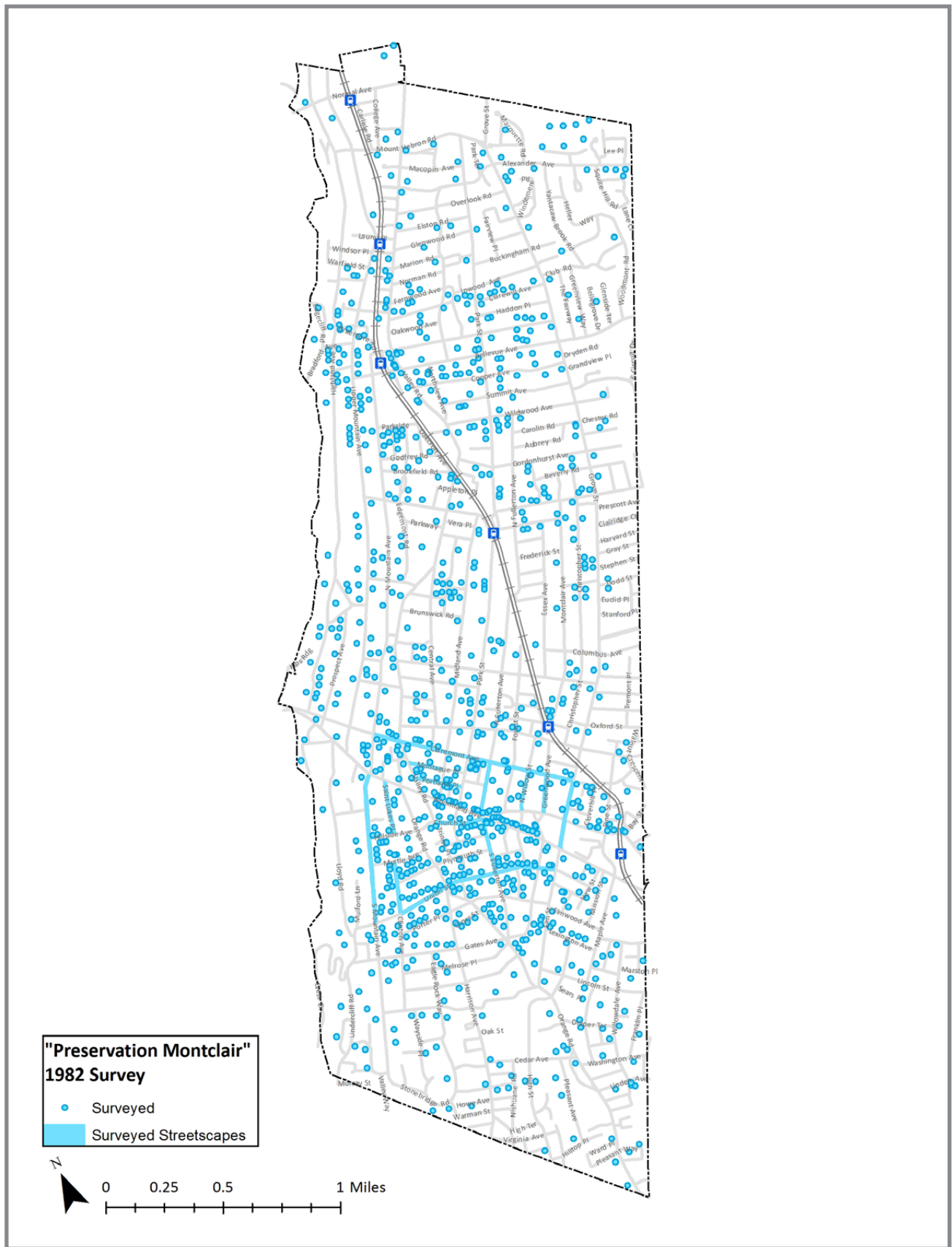
The New Jersey Normal School at Montclair Historic District is bounded by the Montclair State University Campus to the north and by Normal Avenue to the south. Historic properties in this district date from 1908 to 1963. The seven buildings and one structure that comprise the New Jersey Normal School at Montclair Historic District all form a cohesive unit that reflects the school's original fabric as well as its continued mid-20th century development. The design of these historic buildings illustrates the evolution of the campus as a whole, and the changing popularity of architectural styles that occurred throughout the school's history. Architectural styles in the district range from the earlier California Mission style to modern utilitarian frame buildings. Lawns, paths, and driveways characterize the areas surrounding the district's eight key contributing elements.

There are many reasons why eligible properties or historic districts are eligible for but not formally listed in the State and/or National Register. Most commonly, the NJ HPO or NPS require more information in order to list the property or historic district in the State and/or National Register, and the sponsor of the historic property or district never provided the level of documentation necessary for listing.

Some properties and districts determined eligible for listing were never formally nominated by a sponsor. These properties and districts were determined eligible for listing as a result of a state or federally funded project that impacted historic or archaeological resources and therefore, required NJ HPO review. In order for these properties or districts to be listed, the NJ HPO and NPS require that a sponsor submit further information necessary for listing in the State and/or National Register.



Lackawanna Station within the Montclair Railroad Station and DL&WRR Historic Districts, 1935, MPL.



Map 7. Properties and Streetscapes Surveyed by "Preservation Montclair" in 1982

6.1.4. “Preservation Montclair” 1982 Survey and the 1986 Historic Resources of Montclair Multiple Resource Area National Register Nomination

In 1982, the Junior League of Montclair-Newark, a non-profit volunteer organization for women, conducted a survey of 1,030 historic resources and streetscapes within the Township of Montclair as part of the “Preservation Montclair” project. The vast majority of resources selected for the survey were built before 1940 and deemed notable for their “age, condition, historic, and architectural importance” and their “uniqueness of style in relation to a specific area.”¹⁰³ A few resources constructed after 1940 were surveyed for their outstanding architectural significance.

The survey was conducted in three phases. Phase I covered the area known as the Central Business District. This area is described in the “Preservation Montclair” survey as being bordered by Claremont Avenue to the north, Union Street and Orange Road to the south, Grove Street to the east, and North Mountain Avenue to the west.¹⁰⁴ Phase II included residential buildings throughout the Township. Finally, Phase III focused on the area known as the Village of Upper Montclair. This area is described in the “Preservation Montclair” survey as being bordered by Fernwood Avenue to the north, Wildwood Avenue to the south, Grove Street to the east, and Valley Road to the west.¹⁰⁵

For each of the 1,030 resources included in the survey, members of the Junior League visited the property or streetscape, photographed the primary street-facing elevation, and completed a corresponding survey form developed by the NJ HPO for the documentation of historic properties. The survey forms for individual properties captured address, construction date, architect, architectural description, significance, and National Register eligibility. The forms also provided space for the surveyor to attach a photograph of the primary elevation and a site plan. The survey forms for streetscapes captured the description of historic properties on a street and assessed the significance of the street as a whole. Categories listed on the streetscape survey form include street name, cross streets, description, significance, physical condition of buildings, and National Register eligibility. Photographs of each streetscape were attached to survey forms. Tables 8-9 on pages 107-132 lists properties and streetscapes surveyed for “Preservation Montclair.” Map 7 illustrates the locations of properties and streetscapes surveyed for “Preservation Montclair.”

The “Preservation Montclair” surveyors made recommendations for properties to be listed in the State and National Registers of Historic Places, including two historic districts, the Central Business District and the Village of Upper Montclair, as well as a small number of individual resources. The surveyors also recommended that further study be devoted to investigating possible historic districts in the areas known as Erwin Park, the Workers Cottages of the Mill Area, and Upper Mountain Avenue, as well as a potential multiple listing of ecclesiastical architecture.

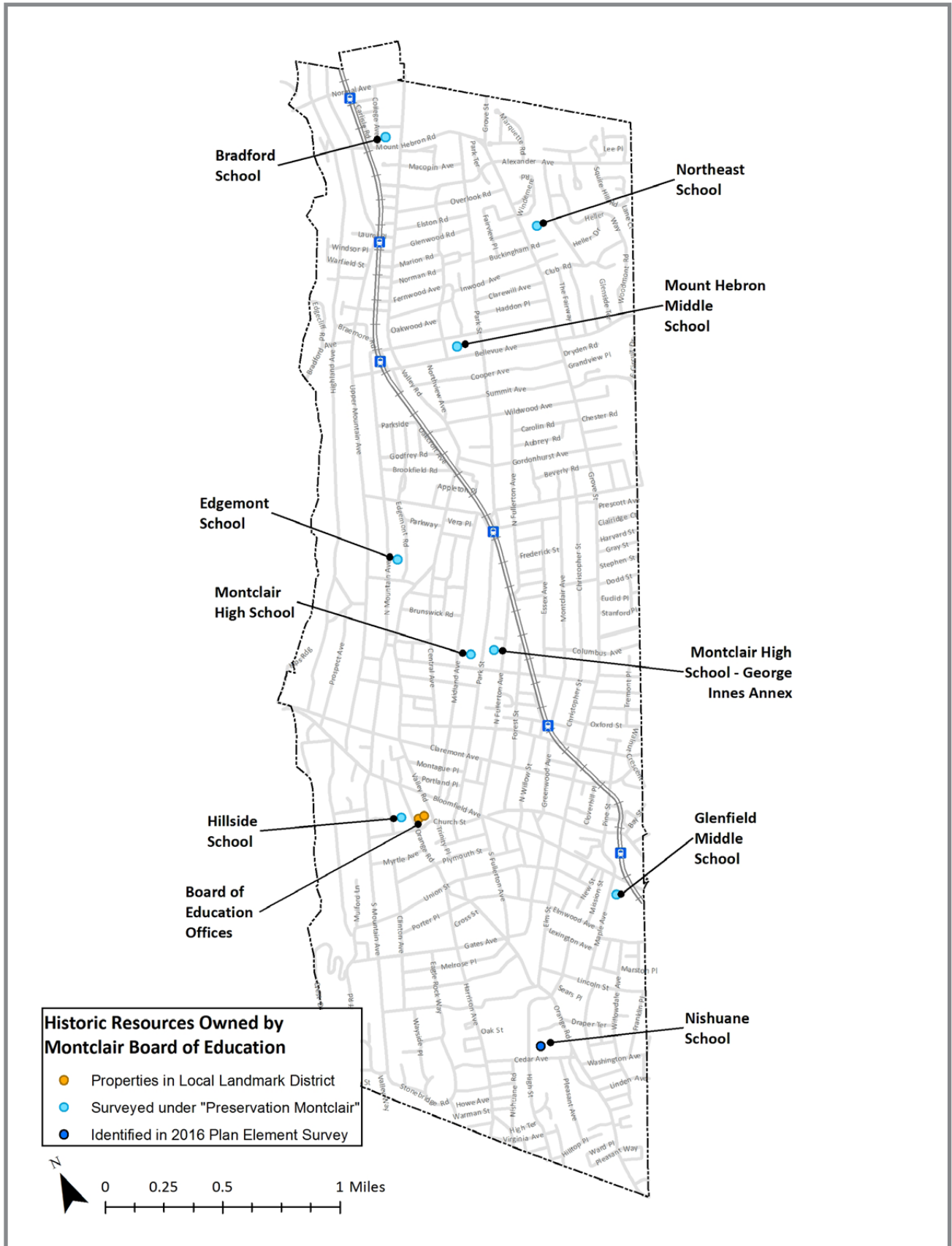
Since its completion, the “Preservation Montclair” survey has become an important preservation planning tool for the Township and has resulted in the listing of a number of individual buildings and historic districts in the State and National Registers. The 1986 Historic Resources of Montclair Multiple Resource Area National Register nomination was developed from the “Preservation Montclair” survey.¹⁰⁶ The nomination recommended 8 thematic listings of properties that shared common elements. The nomination also recommended 86 individual buildings and five historic districts for listing, which were all subsequently listed in the State Register in 1986. Forty-one of these 89 individual buildings and three historic districts, Marlboro Park, Miller Street, and Mountain, were also subsequently listed in the National Register in 1988. (See Appendix G for a link to the 1986 Montclair Multiple Resource Area National Register nomination.)

103. Junior League of Montclair/Newark, Inc., *Montclair 1694–1982: An Inventory of Historic, Cultural and Architectural Resources* (1982), 2-3.

104. *Ibid.*

105. *Ibid.*, 4-5.

106. National Park Service, *Historic Resources of Montclair Multiple Resource Area, Township of Montclair, County of Essex, New Jersey* (1986), #5084.



Map 8. Historic Resources Owned by the Board of Education as of 2016



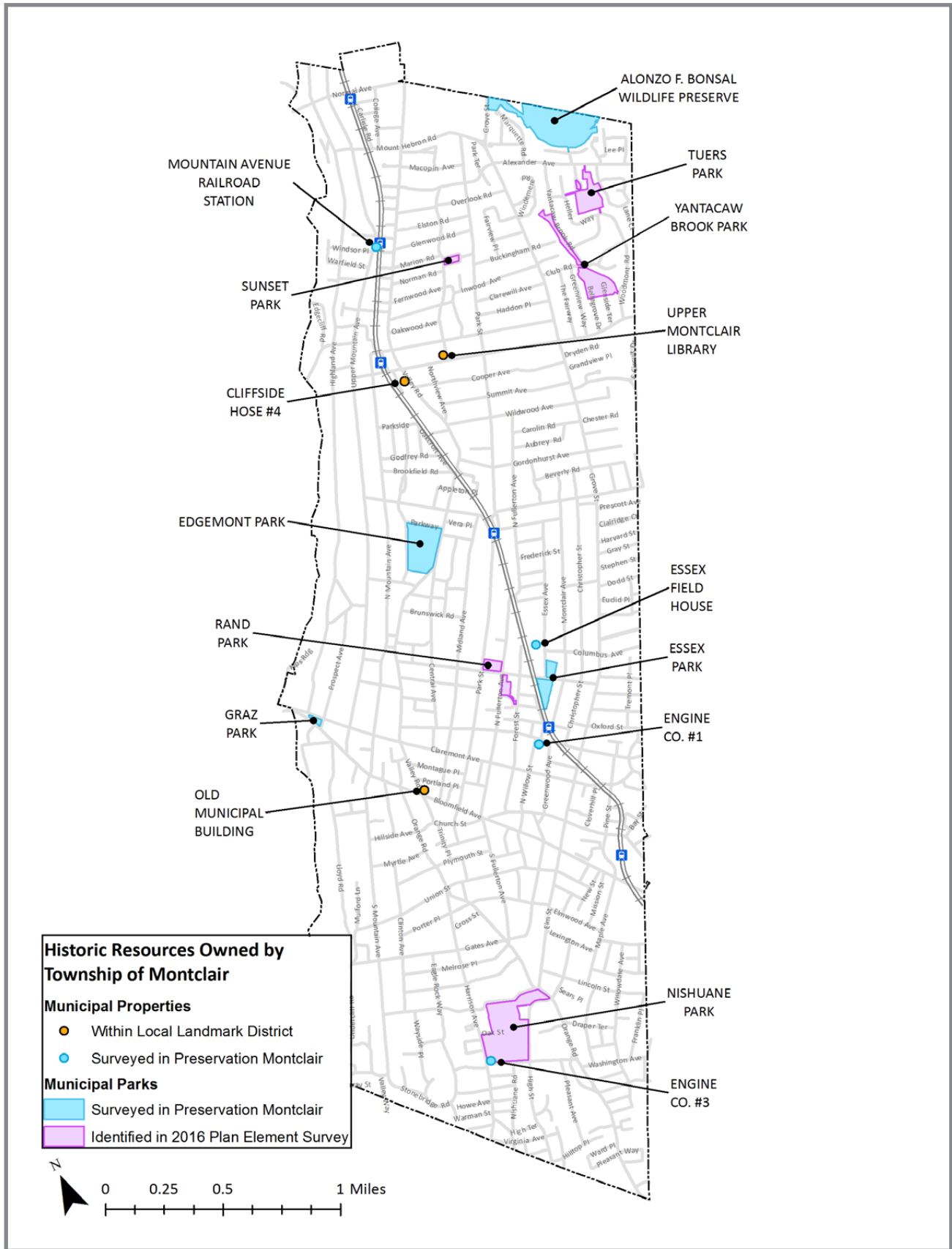
Bradford School designed by Starrett & Van Vleck, undated, MPL.

6.1.5 Historic Resources Owned by the Board of Education

The “Preservation Montclair” survey also included several Township schools. Of these, only the Chestnut Street School (Montclair Cooperative School), a privately owned school, has received any level of landmark designation (State Register, 1986). Table 6 is a complete list of historic school buildings owned by the Board of Education. Map 8 illustrates their locations within the Township.

Table 6. Historic Resources Owned by the Board of Education as of 2016

Block	Lot	Property	Year Built
1006	1	Bradford School	1925
3706	86	Northeast School	1936
2407	33	Montclair High School	1914
1603	13	Edgemont School	1926
2408	28	George Inness Annex	1926
1405	16	Hillside School	1909
4108	3	Glenfield Middle School	1896 (additions 1902-1929)
1404	17	Board Of Education Office And Annex	Unk.
2603	1	Mount Hebron Middle School	1909



6.1.6 Municipally Owned Historic Resources

Table 7 is a list of properties owned by the Township that possess historic and architectural significance. Map 9 illustrates their locations within the Township. These properties include several administration buildings, firehouses, and Township parks, as well as a library, recreational building, and railroad station.

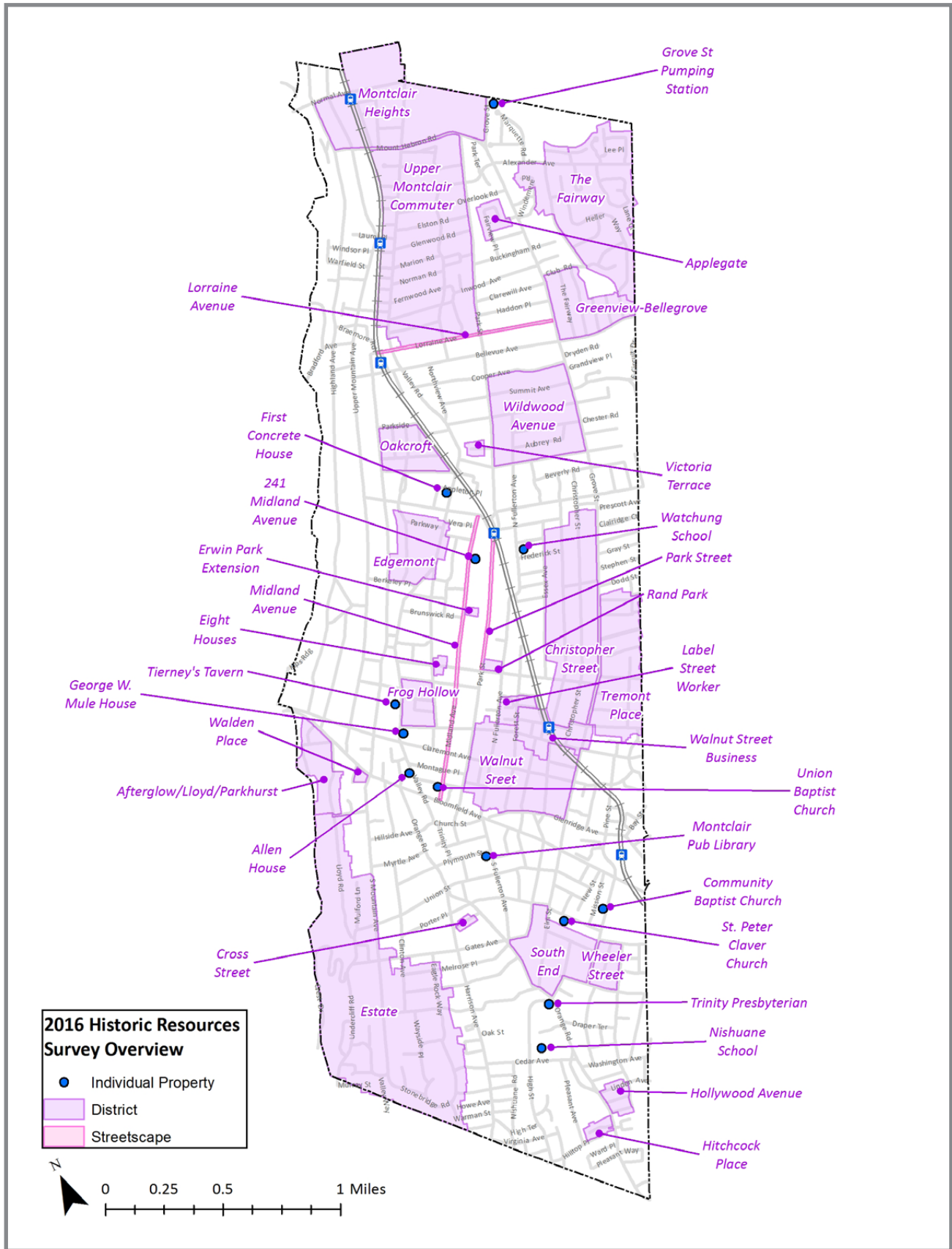
The Junior League surveyed the majority of these municipally owned properties in 1982 for “Preservation Montclair,” and documented their historic and architectural character. Subsequent to this survey, a number of these properties were locally designated within a historic district or listed in the State and/or National Registers. The Mountain Avenue Railroad Station, Upper Montclair Library, and Cliffside Hose #4 are listed in the State and National Registers as individual landmarks. The Upper Montclair Library (Bellevue Avenue Branch), Cliffside Hose #4, the Municipal Building on Bloomfield Avenue (Police Department Building), and both School District Offices are all included within locally designated historic districts (either Upper Montclair Historic District or Town Center Historic District).

Municipal properties in Table 7 not currently locally designated or listed in the State and/or National Registers also demonstrate sufficient association with a significant historic context to warrant further consideration for local landmark designation and/or listing in the State and/or National Registers. Most notably, the Township parks are currently not locally designated and warrant further study as a significant group of historic resources. (See Section 5.2.2, National Historic Preservation Act and New Jersey Register of Historic Places Act.)

Currently, a comprehensive management plan for historic municipally owned properties does not exist. Only those historic resources listed within the Upper Montclair Historic District and Town Center Historic District are subject to a substantial amount of legal protection against inappropriate alteration.

Table 7. Municipally Owned Historic Resources as of 2016

Block	Lot	Property Location	Year Built	Resource Name
1801	54	Up. Mountain Avenue	1893	Mountain Avenue Railroad Station
2602	22	185 Bellevue Avenue	1914	Upper Montclair Library
1711	31	588 Valley Road	1901-1902	Cliffside Hose #4
3209	12	95 Walnut Street	1906	Engine Co. #1
2003	5	151 Harrison Avenue	1901	Engine Co. #3
403	1	Graz Park	1950	Graz Park
1607	11	Edgemont Park	1930	Edgemont Park
3802	153	Alexander Ave. Rear	1973	Bonsal Wildlife Preserve
3303	60	Woodman Field	1931	Essex Field House
2209	15	647 Bloomfield Avenue	1912	Old Municipal Building
2003	4	Nishuane Park	1900	Nishuane Park
3303	60	Essex Park	Unk.	Essex Park
3706	86	Yantacaw Brook Park	1950	Yantacaw Brook Park
		Sunset Park	Unk.	Sunset Park
4805	52	Tuers Park	Unk.	Tuers Park



Map II. Areas and Individual Resources Identified for the 2016 HP Plan Element

6.2. Potential Historic Resources

6.2.1. 2016 Historic Resources Survey Overview

The 2016 field survey was conducted over a four-day period between July 7 and July 14, 2016, as part of the development of this HP Element.¹⁰⁷ The goal of the survey was to assess areas within the Township that had never been formally surveyed, but which include historic resources that are potentially eligible for landmark recognition at the local and/or State and National levels. The 2016 field survey was not an intensive-level building-by-building survey. Instead, the survey was designed to broadly assess the architectural characteristics of the proposed areas for possible inclusion within the 2016 HP Element.

The 2016 survey included 16 areas, six parks, and three streetscapes identified by the HP Element Working Group.¹⁰⁸ The criteria used for evaluation of the historic and architectural significance of these areas are based on the NPS Criteria for Evaluation and were incorporated into a field survey form.¹⁰⁹ The survey was based on research into the historic context of each area taken from the 1982 “Preservation Montclair” survey forms and the “Historic Overview of Montclair” section of the *Historic Design Guidelines* adopted by the HPC in 2016. The survey assessed 16 areas, six parks, and three streetscapes on foot and/or from a car, depending on the area’s size and accessibility. All observations were recorded in a separate field survey form for each area. (See Appendix D for completed field survey forms.) Photographs were taken of representative historic resources, streets, and other significant features within each surveyed area, streetscape, and park. The survey findings were presented at a meeting of the HPC held on July 28, 2016, at which the public could provide comment.

6.2.2. Potential Historic Resources Identified for the 2016 HP Element

Areas and individual resources of potential historic and architectural significance were identified by the HP Element Working Group and a group of local stakeholders with expertise in Montclair history and architectural history for inclusion in the 2016 HP Element. Map 11 illustrates the locations within the Township of all the areas and individual resources included in the 2016 HP Element.

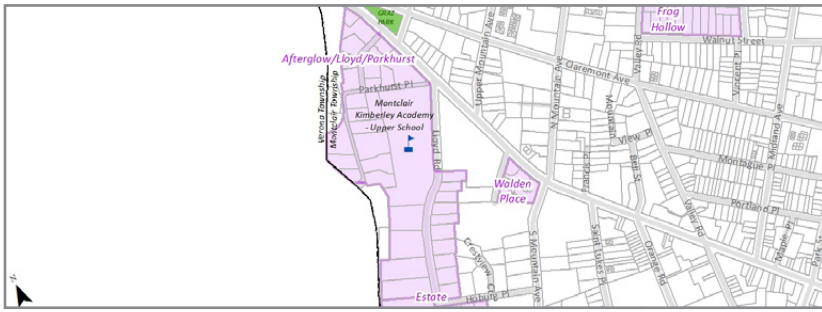
Areas of potential historic and architectural significance identified by the HP Element Working Group were surveyed during the 2016 field survey. The survey results, presented at the July 28, 2016, HPC meeting, indicated that these areas possess a moderate to high level of material integrity, a high level of design cohesion, a distinct architectural identity, and/or clearly convey a significant historic context and therefore are recommended for intensive-level survey. Areas identified by the HP Element Working Group are labeled *Working-Group Identified*.

Areas and individual resources identified by local stakeholders were not included in the scope of the 2016 field survey. Additional study is needed before making a determination that these areas warrant intensive-level survey towards possible landmark recognition and protection. Areas identified by local stakeholders are labeled *Stakeholder-Identified*. All individual resources included in the 2016 HP Element were identified by local stakeholders.

¹⁰⁷ The survey was designed and conducted by Building Conservation Associates (BCA).

¹⁰⁸ The HP Element Working Group consists of representatives of the HPC and the Planning Board, as well as Township planning staff.

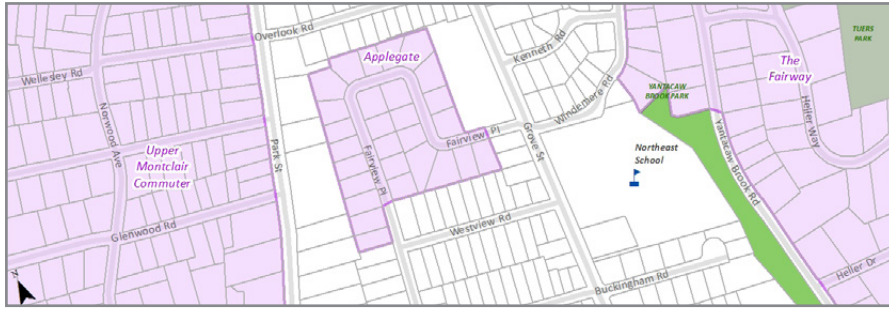
¹⁰⁹ See Section 4.3.2 for more information on the NPS’s Criteria for Evaluation.



AFTERGLOW/LLOYD/PARKHURST AREA

The Afterglow/Lloyd/Parkhurst Area includes four historic houses previously surveyed by “Preservation Montclair” (15 Rockledge Road, built 1900; 36 Afterglow Way, built 1910; 35 Lloyd Road, built 1902; 52 Lloyd Road, built 1905). The area also includes four residential properties individually listed in the National Register (10 Rockledge Road, built 1900; 35 Afterglow Way, built 1912; 50 Lloyd Road, built 1902; 53 Lloyd Road, built 1910). (Stakeholder-Identified)





APPLEGATE FARM AREA

The Applegate Farm Area was built as a relatively cohesive development between 1964 and 1966. The area was originally associated with the Applegate Farm Dairy, which opened in 1913. In 1960, the Township Planning Board approved an application for 28 homes on a 10-acre lot fronting on Grove Street. The resulting development was part of a Township-wide trend of rapid post-war development. The area consists of two-story single-family houses built predominantly in a modified ranch style on small lots with front yards and short driveways. Many of the houses were originally split-level houses with wood and brick elements. Some houses have been altered with new synthetic siding, replacement windows and roofs, and second-level additions. *(Working Group-Identified)*





CHRISTOPHER STREET AREA

Christopher Hinck laid out the Christopher Street Area between 1885 and 1901 and developed it between 1900 and 1929. The area consists of two-to-three-story single-family houses built in a variety of styles, including Queen Anne, Shingle, and 20th century Revival styles. Prominent architectural materials include wood, brick, and stucco. These houses feature relatively large front yards, porches, awnings, ocular windows, stained glass, and notable ornament, including scrollwork. Some stretches of houses are built on an inclined landscape. *(Working Group-Identified)*



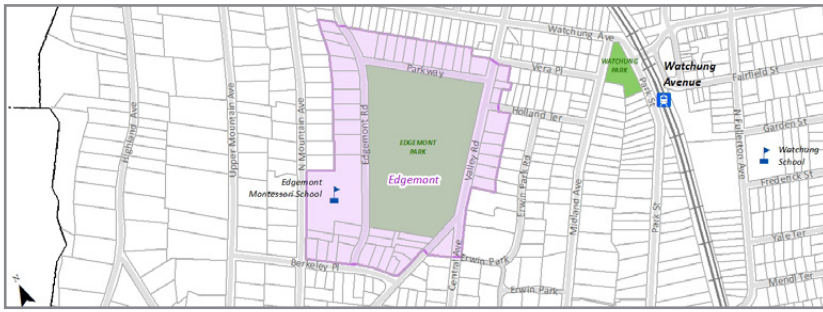


CROSS STREET AREA

The Cross Street Area is similar in its history and development to the Frog Hollow Area. Many homes in the Cross Street Area were originally built in the 19th century for immigrants who worked as servants for Montclair’s wealthy residents. Later, the area became a significant African American community. The houses in the Cross Street Area are architecturally similar to those in the Frog Hollow Area. *(Stakeholder-Identified)*



Township of Montclair Department of Planning & Community Development, 2016.



EDGEMONT PARK AREA

The Edgemont Park Area was developed mostly between 1910 and 1929 and consists of two-to-three-story single-family houses immediately surrounding Edgemont Memorial Park and built in a variety of early 20th century Revival styles. The Edgemont School is also located in this area. Predominant architectural materials include brick, wood, stucco, stone, and synthetic siding. Medium-sized lots resulted in a lower density of structures immediately surrounding the park. Further research should be undertaken to determine the historical relationship between the surrounding houses and the park itself. *(Working Group-Identified)*





EIGHT SISTERS HOUSES AREA

The Eight Sisters Houses Area includes the sites of eight (seven extant) houses on Chestnut Street (built c. 1875) by brothers-in-law Amerton Yale and Stephen Carey. These houses are good examples of the Carpenter Gothic and Stick styles. Of the seven remaining houses, three were surveyed by “Preservation Montclair” (103, 125, and 128 Chestnut Street), and 103 Chestnut Street (built 1840) was subsequently listed on the State Register. *(Stakeholder-Identified)*



Township of Montclair Department of Planning & Community Development, 2016.



ERWIN PARK EXTENSION

The Erwin Park Extension includes two properties, 195 Midland Avenue (built 1913) and 197 Midland Avenue (built 1897). 195 Midland Avenue is the former home of Horace C. and Marion Moses. Horace worked as a salesman for Wood & Selick, a bakery supply company, and eventually became an executive at the company. 197 Midland Avenue is the former home of William and Jennie Powell. William was an executive at a New York hosiery company. These properties have not been formally surveyed. (*Stakeholder-Identified*)



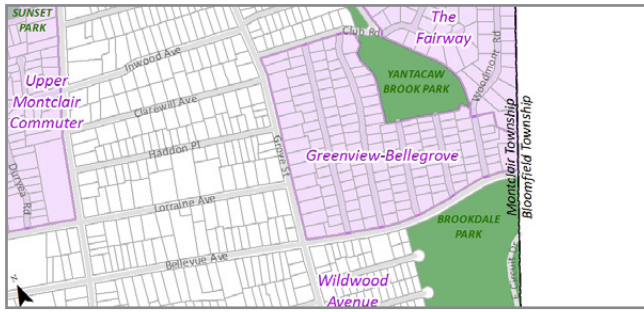
Township of Montclair Department of Planning & Community Development, 2016.



ESTATE AREA

The Estate Area was developed by wealthy Montclair residents between the late 19th and the early 20th centuries. The area consists of one-to-three-story single-family houses built on large lots set far back from the street. The area’s low density distinguishes it from the larger surrounding residential context. Although the Estate Area exhibits a wide range of architectural styles and features, the area reflects a unique pattern of development and siting. Prominent architectural materials within the area include wood, brick, and stucco. Common architectural styles include Queen Anne, Shingle, Tudor Revival, and Colonial Revival. (Working Group-Identified)





FAIRWAY-GREENVIEW-BELLEGGROVE AREA

The Fairway-Greenview-Bellegrove Area consists primarily of single-family houses built in the late 1920s and 1930s. The 1982 “Preservation Montclair” survey included the following historic properties located within the area: 25 The Fairway (Tudor style, built 1929); 20 Greenview Way (Classical Revival style, built 1937); 21 Bellegrove Drive (Georgian Revival style, built 1937); 553 Grove Street (built 1848). The Greenview-Bellegrove Area is defined in part by its relatively high concentration of Tudor Revival style houses. The area also contains a 1930s development that consists of several Classical Revival style houses. A portion of the site of the Fairway-Greenview-Bellegrove Area was originally part of the Upper Montclair Country Club, and later the Elm Brook Golf Course. *(Working Group-Identified)*





FAIRWAY-SQUIRE HILL-YANTACAW AREA

The Fairway-Squire Hill-Yantacaw Area was built between 1950 and 1959 and consists of single-family houses with varying dates of construction, scale, lot sizes, and architectural styles. Tuers Park is also located in the center of the area surveyed. The Fairway-Squire Hill-Yantacaw Area was originally the location of the Upper Montclair Golf Club; the area was redeveloped in the 1950s and Heller Way was cut through at that time. Further study should be undertaken to investigate the architectural identity and expression of historic context in the Fairway-Squire Hill-Yantacaw Area. *(Working Group-Identified)*





FROG HOLLOW AREA

The Frog Hollow Area was originally developed between the mid-19th and the early 20th centuries. The area consists of two-to-three-story single-family houses built mostly in a vernacular Dutch Revival style. The houses are sited on small lots and are set slightly back from the street-facing lot lines in an irregular manner. Wood was the predominant historic building material. However, most houses in the area have been altered with synthetic siding, aluminum replacement windows, or other contemporary elements. Frog Hollow was home to a variety of immigrant populations after these communities expanded from former mill workers' housing in the South End. Although the area exhibits low architectural integrity, further research on the social significance of Frog Hollow is recommended. *(Working Group-Identified)*





HITCHCOCK PLACE AREA

The Hitchcock Place Area was developed in 1958. The houses in this area are characterized by their location within a cohesive development, a single shared date of construction, and a repetitive architectural form, all of which clearly distinguish Hitchcock Place from its immediate residential context. The area consists of two-story single-family houses in a typical postwar split-level/minimal traditional style. Wood and synthetic siding are the prominent materials. *(Working Group-Identified)*





HOLLYWOOD AVENUE AREA

The Hollywood Avenue Area was built between 1920 and 1929 and consists of two-story single-family houses built mostly in a Dutch Colonial Revival style and often featuring an upper half-story. Small lots place the houses in close proximity to each other, and small front lawns set the houses back slightly from the street. Streets in the proposed district are lined with trees, and feature sidewalks of both bluestone flags and concrete. Further research should be undertaken to determine the extent to which houses in the area share a historic pattern of development. *(Working Group-Identified)*



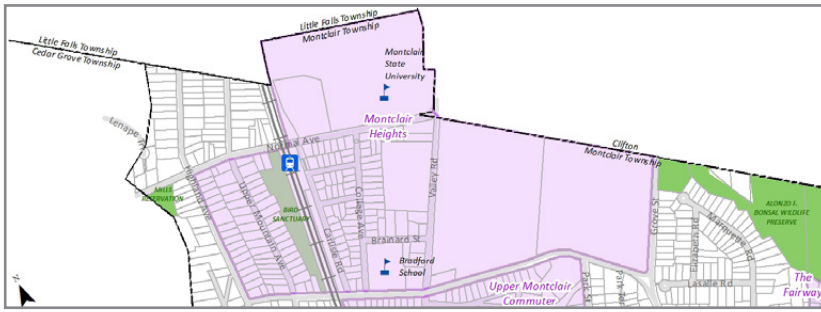


LABEL STREET WORKER HOUSING AREA

The Label Street Worker Housing Area contains several properties on Friendship Place, Fidelity Place, and Oak Place that were once used as worker housing for the nearby Crump Label Factory near Label Street in the 19th century. Label Street itself, including buildings associated with the historic Crump Label Factory, is included within the proposed Walnut Street Area noted below. *(Stakeholder-Identified)*



Township of Montclair Department of Planning & Community Development, 2016.

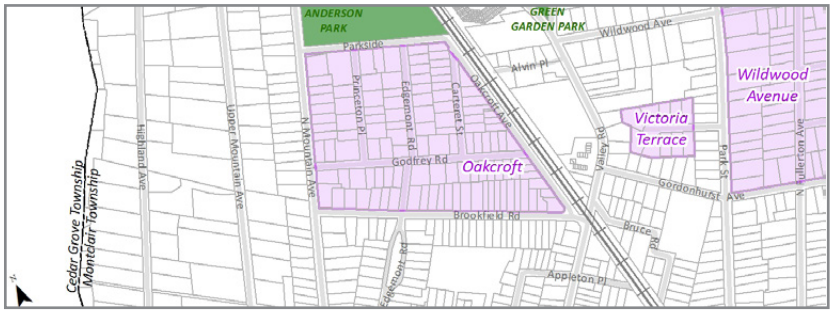


MONTCLAIR HEIGHTS AREA

The Montclair Heights Area is notable for many structures that reflect the Township's Dutch history. These properties include the former Montclair Heights Reformed Church at 71 Mt. Hebron Road (locally designated landmark, built 1911) and the Van Reyper-Bond House at 848 Valley Road (locally designated landmark, built 1872). (*Stakeholder-Identified*)



Township of Montclair Department of Planning & Community Development, 2016.



OAKCROFT RESIDENTIAL AREA

The Oakcroft Residential Park Area was developed between 1904 and 1946. The area consists of two-to-three story single-family houses built in a wide variety of traditional styles, including Tudor Revival, Queen Anne, Craftsman, and Colonial Revival. The area was advertised in the early 1900s as the ideal suburban residential development, and is still characterized today by its large lots, deep front yards, low density, and tree-lined streets. Wood, brick, stucco, and concrete are the primary architectural materials. The 1982 “Preservation Montclair” survey forms note several individual properties of special significance within the area, including astronaut Edwin Eugene (Buzz) Aldrin Jr.’s childhood home at 25 Princeton Place. (*Working Group-Identified*)





SOUTH END AREA

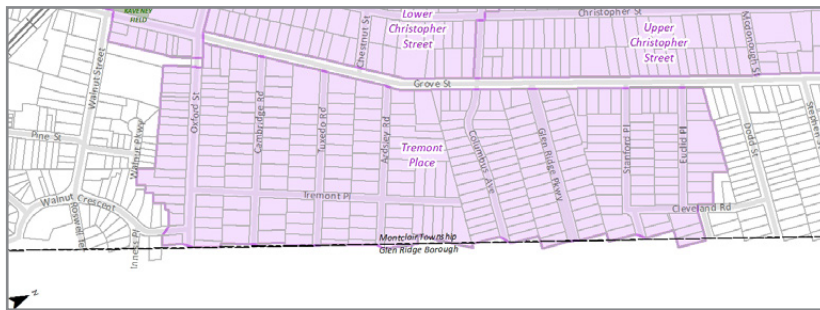
The South End Area is bounded by Lexington Avenue to the north, Lincoln Street to the south, Maple Avenue to the east, and Orange Road and Gates Avenue to the west. The area includes a variety of properties that were historically associated with Montclair’s late-19th century immigrant community, and was once known as a housing center for the Township’s mill workers. Residents of the South End originally included New Englanders, African Americans, and immigrants from Italy, Ireland, Germany, and Scandinavia. (Stakeholder-Identified)



TOWNSHIP PARKS

Municipally owned Township parks warrant an intensive-level survey as a significant group of historic resources. Nishuane, Essex, Edgemont, Rand, Sunset, Tuers, and Yantacaw Parks share themes, trends, and patterns of history that link them into a unified historic context related to the development of Montclair. Significant manmade features exhibited throughout Montclair's park system include ponds, fountains, organized plantings, benches, monuments and statues, sculpture, open recreational space and sports fields, playgrounds, and other public facilities. Although, in general, these parks have been modified over time to meet the Township's contemporary open space and recreational needs, they nevertheless retain significant historic design features. *(Working Group-Identified)*

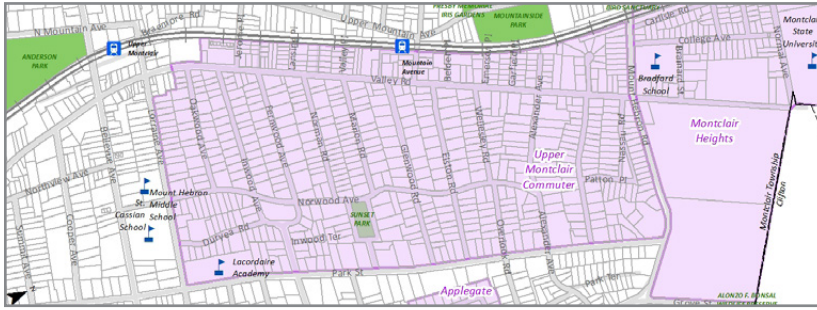




TREMONT PLACE AREA

The Tremont Place Area was primarily developed between 1900 and 1929 by Louise and Otto Hinck, the children of Christopher Hinck, who had originally developed the area between Watchung Avenue and Chestnut Street to the northeast of the Tremont Place area. The area still mostly consists of two-story single-family houses built in the Dutch Colonial Revival style, often with an upper half-story. The houses feature distinctive entry porticos, brick stoops, gambrel or gable roofs, and six-over-one windows. Wood and brick are the primary architectural materials within the area. *(Working Group-Identified)*

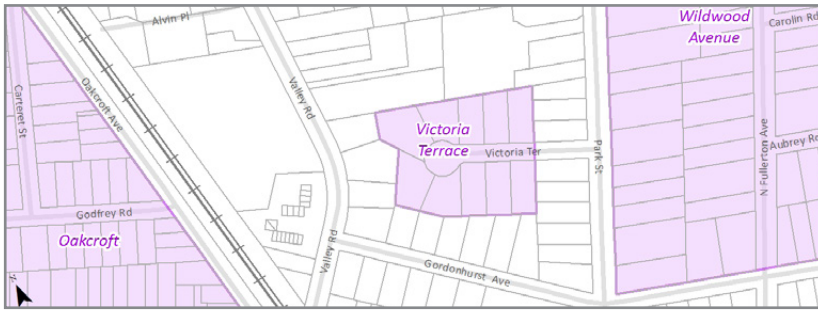




UPPER MONTCLAIR COMMUTER AREA

The Upper Montclair Commuter Area was primarily built between 1900 and 1929, and exhibits several distinct phases of housing development intended to accommodate Montclair’s significant commuter population. The area consists of two-to-three story single-family houses with large front porches built in a variety of traditional styles, including Queen Anne, Craftsman, and Colonial Revival. Houses within the area are characterized by their medium-sized lots, front yards, and siting on wide streets. The primary architectural materials in the area are wood, brick, stucco, and synthetic siding. *(Working Group-Identified)*





VICTORIA TERRACE AREA

The Victoria Terrace Area comprises a cohesive development originally constructed in 1956. The development is characterized by two-story single-family houses built with a rectangular plan and split-level form. The houses in the Victoria Terrace Area were built on small lots in a relatively dense concentration along a cul-de-sac and set back slightly from the street, with short driveways and, in many cases, attached garages. In general the houses were built on an inclined landscape. Architectural materials common in the area include wood, brick, and synthetic siding. Further investigation may indicate the extent to which the houses successfully convey their unique historic context, which is otherwise well documented. (*Working Group-Identified*)





WALDEN PLACE AREA

The Walden Place Area includes 1 Walden Place and 5 Walden Place (both built c. 1895). 1 Walden Place is the former home of Walter and Marion Lloyd. Walter Lloyd was in the leather business and was a trustee of the nearby Montclair Art Museum, to which he donated several artifacts and a collection of pottery. Five Walden Place is also associated with the Lloyd family. *(Stakeholder-Identified)*



Township of Montclair Department of Planning & Community Development, 2016.



WALNUT STREET & WALNUT STREET BUSINESS AREA

The Walnut Area was built between the late 19th and early 20th centuries. The area consists of a wide range of building types, including single- and multi-family houses, commercial structures, apartment buildings, railroad infrastructure, and industrial development. The area exhibits a wide range of architectural styles, including Queen Anne, Craftsman, and various 20th century Revival styles. Brick, wood, stucco, synthetic siding, concrete, and terra cotta are the predominant materials in the area. The Walnut Street Area demonstrates a unique architectural identity, and is known for its historic association with the development of the railroad and nearby commuter housing. The 2016 Field Survey indicated that buildings within the area exhibit a moderate level of integrity. Further research may determine the extent to which original building fabric survives. *(Working Group-Identified)*





WHEELER STREET AREA

The Wheeler Street Area was primarily built between 1900 and 1929. The area has a more dense urban character than the surrounding neighborhoods, and mostly consists of two-to-three story multifamily dwellings built close to the lot line with small front yards and stoops. Common architectural styles include Dutch Colonial Revival, Queen Anne, and Classical Revival. Prominent architectural materials in the area include brick, wood, and stucco. *(Working Group-Identified)*





WILDWOOD AVENUE AREA

The Wildwood Avenue Area was primarily built between 1910 and 1929. Overall, the area consists of two-to-three story houses that exhibit a range of architectural styles and features. The houses are set back from the streets on lots that vary from medium to small in size. A number of these properties are Dutch Colonial Revival-style residences that exhibit similar architectural features as properties located in the Tremont Area. Like in Tremont, these houses feature distinctive entry porticos, brick stoops, and gambrel or gable roofs. A number of houses on Summit Avenue have prominent front gables that dominate the street-facing façade, which is a distinctive feature characteristic of early 20th century Tudor Revival-style houses. The primary architectural materials in the area are wood, brick, stucco, stone, and synthetic siding. (*Working Group-Identified*)



Individual Historic Resources Identified By Local Stakeholders for 2016 HP Element



241 Midland Avenue (built 1892)

The former home of Frank L. and Alice Brewer demonstrates aspects of the Craftsman style popular throughout Montclair, and is characterized by its wide front porch, pedimented entry, and elaborate ornamentation. Frank Brewer served as President of the Montclair Art Museum from 1924 to 1927. The property is located adjacent to the Erwin Park Historic District, and has high architectural integrity.



Rosemary Allen House (72 Valley Road, built 1875)

This is the former home of the Allen family. Mary Rice Hayes Allen was president of the Montclair chapter of the NAACP, and on one notable occasion worked to racially integrate the Montclair High School graduation line in 1930, in conflict with the district's practice of school segregation at the time. Rosemary Allen is featured in the Montclair Historical Society documentary "A Place to Become."



Community Baptist Church
(41A Maple Avenue, built c. 1900)

The Community Baptist Church was founded in 1921 as the Calvary Baptist Church and incorporated as the New Calvary Baptist Church in 1944. The church is a one-and-a-half-story brick building with a front-gable roof with deep, slightly flared eaves. The building has been faced with rusticated stone that has been painted and is clad with wood shingles underneath the front gable, suggesting an influence in its design from the Picturesque style more commonly seen in Montclair's private homes. The church's central entry projects from the plane of the façade and echoes the roof in its design. The church's central tower is clad in stone.



First Concrete House (420 Valley Road, built 1910)

This is an early two-story concrete house built by the American Building Company using innovative molds designed by Montclair resident Frank Lambie. Several hundred more houses like this one were eventually built along the east coast. Lambie built another concrete house in Montclair at 303 North Mountain Avenue (built 1912), which was listed in the State Register and is also located within the proposed Oakcroft Residential Park Area discussed separately.



**Grove Street Pumping Station
(east/south of Grove Street at Montclair/Clifton
Township boundary, built c. 1930)**

The Grove Street Pumping Station is a small gable-roof brick building that once housed one of Montclair's water pumping stations. The Grove Street Pumping Station was in operation from 1930 to 2010.



**Montclair Public Library
(50 South Fullerton Avenue, built 1954)**

The Montclair Public Library was built to replace smaller libraries in the area. The library was built in the International style and features a curtain wall made up of brick, glass, and steel elements. The building's extensive glazing and spacious entrance courtyard paved with brick and concrete create a sense of openness at the site. The building's prominent steel mullions and the courtyard's paved grid establish a neatly ordered composition with the building's large cylindrical volume to the south.



George W. "Mule" Haas House
(109 Valley Road, built 1865)

The former home of George W. "Mule" Haas (1903-1974), a Major League Baseball Player, exhibits elements of the Queen Anne and Shingle styles. Mule Haas grew up in Montclair, played baseball at Montclair High School, and won a World Series title with the Philadelphia Athletics in 1929 and again in 1930.



Nishuane School (32 Cedar Avenue, built c. 1920)

Nishuane School is a two-and-a-half-story, 13-bay, Classical Revival brick schoolhouse. The principle façade is demarcated by a monumental entrance portico, stone stringcourses, double-story brick pilasters, and a modillioned cornice.



St. Peter Claver Roman Catholic Church
(56 Elmwood Avenue, built c. 1939)

The St. Peter Claver Roman Catholic Church was founded as a mission serving the African American community and was first dedicated in 1931. The one-story brick building's relatively simple street-facing façade includes a large ocular window, bronze entrance doors with figural relief and decorative brick frame, minimal fenestration, and a gable roof with short eaves. The church has a rectilinear central tower topped with a cross.



**Union Baptist Church
(12-14 Midland Avenue, built c. 1930)**

The Union Baptist Church was founded in 1887 by 30 Montclair residents who separated from St. Mark's Methodist Church. Reverend Love arrived at the church in 1898 and advocated for home ownership among the African American community. The building currently on the site is immediately adjacent to the Town Center Historic District. The three-story Romanesque church is built of brick laid in a Flemish bond, and is characterized by its irregular massing, a tile roof, ocular window in the main façade, and a prominent stone belt course. The arched entry portico has a simple stone cornice and stone voussoirs.



Tierney's Tavern (134-136 Valley Road, built 1955)

Tierney's Tavern was built as an extension of the existing home at 134 Valley Road (built c. 1900). The original tavern was across the street at 137 Valley Road (built 1913). The upper-level roof adjacent to the parking lot is at an odd angle, which corresponds to the right-of-way for a proposed railway line that was never built. Tierney's Tavern is adjacent to the Mountain Historic District, and has not been formally surveyed. The building was built in the Tudor Revival style, with characteristic stucco and simulated half-timbering. The building's projecting gable-front is emphasized through its separation in plane from the street-facing façade. Brick piers demarcate the building's corners and main entrance.



**Trinity Presbyterian Church
(5 High Street, built c. 1900)**

The Trinity Presbyterian Church was built c. 1900 and has housed its current congregation since 1949. The church is characterized by its stucco façade, deep eaves, brackets, cross-gable roof, and prominent ocular windows. Vertical courses of un-stuccoed brick suggest quoining and give the building a vertical emphasis.



**Watchung School
(14 Garden Street, built c. 1930)**

Watchung School is a two-and-a-half-story, 28-bay, Classical Revival brick schoolhouse. The main façade features an asymmetrical fenestration pattern, while repeated stone voussoirs, vertical arrangements of corbelled brick, an expansive cornice with modillions, and a main entrance framed by a semi-engaged Classical portico with a central fanlight lend a sense of balance to the main façade.

Township of Montclair Department of Planning & Community Development, 2016.

6.3. Integrity and Existing Conditions Issues for Historic Properties in the Township

The concept of integrity refers to a historic resource's ability to express the intentions of its designers through the materials of its construction. A historic resource's period of significance helps determine which aspects of its history are worth preserving. Historic buildings, structures, objects, sites, and districts exhibit varying degrees of integrity. Integrity measures the level of accuracy with which a historic resource can be interpreted for the public. The higher a historic resource's level of integrity, the more significant is its contribution to our understanding of its period of significance. Integrity is commonly evaluated by national, state, and municipal regulatory agencies according to the set of criteria established by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Today, Montclair's historic resources exhibit a wide range of historic integrity. Through the efforts of the HPC, the integrity of many historic properties has been protected through designation as individual landmarks or as part of historic districts. In particular, locally designated historic resources are well protected against threats to their integrity. However, large-scale new development and individual property alterations are an unavoidable aspect of the Township's growth, and historic resources can be negatively impacted as a result.

Some Montclair residents feel that the historic integrity of their neighborhoods is threatened by encroaching development in residential areas or by insensitive redevelopment in the Township's high-traffic commercial centers that has resulted in the demolition of historic structures. (See Public Comment on 2016 HP Element in Appendix E.)

On a smaller scale, many historic resources that have not been designated by the Township have been harmed by incompatible alterations. Common alterations seen throughout the Township today include non-original siding, replacement windows and roofs, and additions that significantly impact the historic character of the resource. (See Section 6.2.2, Potential Historic Resources Identified for the 2016 HP Element.) Historic resources listed or eligible for listing on the State and National Registers are particularly vulnerable to incompatible alterations. These resources have demonstrated historic and architectural significance, but are not regulated under the Township Historic Preservation Ordinance and therefore, not subject to regulatory oversight by the HPC. With these integrity and existing conditions issues in mind, it will be important for the Township to maintain an appropriate balance between preserving historic resources and meeting the requirements for new housing and other necessary development.

7. SUCCESSES AND ISSUES RELATED TO HISTORIC PRESERVATION IN THE TOWNSHIP

7.1. Successes of Historic Preservation in the Township

Since adopting the first HP Element of its Master Plan in 1993, the Township has achieved numerous successes in historic preservation, including:

1. In 1994, as recommended in the 1993 HP Element, the Township enacted a Historic Preservation Ordinance that recognizes and protects Montclair's historic resources through the application of established criteria to municipal designation and review procedures.
2. Since 1994, the Township has designated 19 individual properties and four historic districts as local landmarks.
3. The Township has protected individual properties and properties within historic districts that have been designated as local landmarks through the HPC's review of Applications for Minor Work, Certificates of Appropriateness, and proposed new development.
4. Through the careful review of Redevelopment Plans and their impact on historic resources, the Township is equipped to ensure that new growth and development is compatible with existing historic fabric.
5. In 2016, the HPC adopted Historic Design Guidelines to inform regulatory review of proposed improvements, rehabilitation work, and alterations to historic structures, helping to ensure that proposed work is compatible with the historic fabric and character of individual buildings and districts.
6. The HPC compiled a history of Montclair Township that educates the public and fosters community appreciation of the Township's architectural and planning history.
7. In 2016 the HPC launched the *Township of Montclair: Historic Inventory Viewer*, an interactive web mapping application to facilitate public access to Township records and increase public awareness of Montclair's unique historic resources.

7.2. Issues Related to Historic Preservation in the Township

Despite the many known benefits of historic preservation, the Township faces several challenges to successfully preserving all of its existing historic resources, including:

1. Historic resources are at risk from intrusive private sector construction and development projects. Undesignated resources can be demolished as of right. Designated resources can be demolished after a denial of the application from the HPC, following an appeals process. (See Section 5.1.1, Historic Preservation Ordinance.) New construction in or directly adjacent to a historic district can have significant negative visual effects on existing historic resources.
2. Redevelopment Plans that facilitate public-private partnerships are able to supersede historic zoning overlays and disrupt the expression of a neighborhood's historic context through new construction within or adjacent to historic districts.
3. Alterations that cover or destroy existing character-defining features and materials can irreversibly undermine an undesignated historic resource's eligibility for designation. Material integrity is an important aspect of any historic resource, and is essential for the expression and interpretation of a historic context. (See Section 6.3, Integrity and Existing Conditions Issues for Historic Properties in the Township.) Common alterations seen throughout the Township during the 2016 field survey include non-original synthetic siding, replacement windows and roofs, and insensitive additions.
4. Many historic resources and districts within the Township that are significant at the State and/or National levels have not been locally designated by the HPC. Because listing on the State and/or National Registers is an honorary designation with minimal legal protection, local landmark designation represents the most effective preservation tool for historic resources. Any historic resources that have not been locally designated are not subject to design review by the HPC, and are therefore at risk for demolition or incompatible alteration.
5. Previous survey work has focused disproportionately on private residences, while local designation efforts to date have been limited to commercially oriented districts. As a result of this emphasis, historic landscapes, sites, objects, and non-residential structures are insufficiently surveyed and residences are insufficiently protected at the local level.
6. Landmark designation on the basis of local social or cultural importance, rather than architectural significance, as provided for under the Historic Preservation ordinance, has not been well utilized by the Township.
7. Residents and owners of historic properties are not adequately informed about the designation process, the associated requirements and opportunities, and the relationship between designation and private investments. Owner objection has been an obstacle to municipal designation efforts.
8. The Township is faced with a lack of personnel, funding, and other resources necessary to expand its efforts to identify, designate, and monitor the Township's varied inventory of historic resources.

8. HISTORIC PRESERVATION GOAL AND OBJECTIVES

8.1. Public Engagement for the 2016 HP Element

Presentations on the development of this HP Element were made at regularly scheduled meetings of the HPC on June 23 and July 28, 2016.¹¹⁰ The purpose of these public presentations was to update both the HPC and the public on the drafting progress of the HP Element, as well as to solicit feedback from stakeholders for inclusion in the draft HP Element.

The public presentations described existing information and resources, such as the different levels of designation of historic resources and the availability of the interactive Historic Inventory Viewer on the Township website; status updates on work completed; and anticipated next steps in the development of the HP Element.

At the HPC Public Meeting on July 28, 2016, the public provided comment on the draft HP Element and made suggestions for strengthening historic preservation in Montclair. (See Appendix E, Public Comment on the 2016 HP Element, for a summary of public comment from this meeting.)

8.2. Historic Preservation Goal and Objectives

The historic preservation goal and related objectives were developed with public participation as part of the development of the HP Element. The historic preservation goal reflects the community's vision for historic preservation within the Township. The historic preservation objectives are the reasons why the community seeks to realize the historic preservation goal.

The historic preservation goal is twofold:

- To advance the preservation of Montclair's distinct community character through the identification, designation, and appropriate rehabilitation of historically and/or architecturally significant resources; and
- To ensure new growth and development aligns with the character of the community.

The historic preservation objectives are as follows:

1. Preservation and protection of historic fabric for present and future generations as a tangible link to the community's past and as a record of the Township's history.
2. Promotion of sustainability through the retention of existing historic buildings.

¹¹⁰ Presentations were made by BCA.

HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN

3. Cultivation of civic appreciation of the Township's architectural, social, and cultural history and stewardship of its historic resources.
4. Engagement of the public in preservation activities.
5. Safeguarding of the Township's distinctive visual character through the retention of existing resources and the discouragement of the demolition of historic structures.
6. Encouragement of contextually appropriate new design that contributes to a sense of cohesiveness and meets the Township's needs as a growing community.
7. Enhancement of historic commercial corridors that attract businesses and cultural institutions.
8. Stimulation of the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation of historic structures.
9. Protection of property owners' investments and strengthening of property values through careful design review of alterations and new development.

9. RECOMMENDATIONS

The following recommendations provide a framework for historic preservation in shaping the future of the Township. These recommendations draw upon existing and potential tools and initiatives to provide direction for future historic preservation activities. The recommendations work to address current issues and to advance the Township’s historic preservation goal and objectives through information gathering, policy implementation, and public outreach. (See Sections 7, Successes and Issues Related to Historic Preservation in the Township, and 8, Historic Preservation Goal and Objectives.)

I. Local designation of individual landmarks and historic districts is the strongest level of protection for historic resources within Montclair. The Township should expand the quantity and quality of locally designated historic resources by:

- a. Expediting the designation process as defined in the Township’s Historic Preservation Ordinance for individual landmarks and districts by ensuring the Township Council equips the HPC with sufficient staff and resources to prepare new designation nominations in a timely manner.
- b. Designating resources that are currently listed in the State and/or National Register as local landmarks and districts. State and/or NR listed resources have demonstrated historic and architectural significance. The NJ HPO and NPS have previously assessed these resources, and as such, they do not need to be further studied by the HPC for eligibility as local landmarks and districts.
- c. Conducting a Township-wide survey to assess the eligibility of historic resources for local designation. This survey should target historic resources identified in this HP Element, including resources determined eligible for listing on the State Register by the NJ HPO, all properties and streetscapes previously surveyed in “Preservation Montclair,” as well as areas and resources newly identified for this HP Element. (See Sections 6.1.3–6.1.6 in Section 6.1, Previously Identified Historic Resources, and 6.2.2, Potential Historic Resources Identified for the 2016 HP Element.)
- d. Developing stewardship guidelines for the management and rehabilitation of historic streetscapes. Streetscapes are streets, roads, and alleys and include buildings and spaces between buildings facing a public street. They are characterized by paving, utilities, signs, public art, curbs, sidewalk flags, stone walls, gates, street furniture, and other small-scale features, plantings, and structures, such as bus shelters and kiosks. Guidelines would ensure that historic streetscapes are holistically managed and protected as contributing features to the distinct community character of the Township.
- e. Promoting the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures significant at the local level. Historic resources including commemorative monuments, bridges, railroad infrastructure, and schools have been overlooked in Township designation efforts. Consider multiple aspects of the built environment, and the significance of a

variety of resource types and underrepresented historic contexts.

- f. Identify critical view sheds and cultural landscapes in the Township and develop guidelines for their protection and preservation. View sheds relate to the setting, association, and feeling of a historic property, which are three of the seven aspects of integrity, as per the National Register of Historic Places, the National Park Service, U.S. Department of the Interior. Changes to view sheds may alter the integrity, and quite possibly the significance of a historic property. Cultural landscapes are geographic areas, including both cultural and natural resources, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

2. Montclair's existing historic resources make an essential contribution to its distinct community character. The Township should improve the protection of Montclair's historic resources and promote compatible new development by:

- a. Ensuring that historic preservation zoning overlays are given consideration in areas designated as "Areas in Need of Redevelopment" in Township-adopted Redevelopment Plans. Currently, Redevelopment Plans can supersede any zoning provisions already in place, including historic landmark zoning overlays.
- b. Developing sensitive design guidelines for new construction in Township Redevelopment areas that highlight and enhance the built environment without imitating historic resources.
- c. Evaluating further legal options for preventing the demolition of historic resources identified within this 2016 HP Element.
- d. Creating a comprehensive management plan for municipally owned historic properties with established standards and guidelines for altering, restoring, and rehabilitating these historic resources.
- e. Continuing to utilize New Jersey's tax exemption program for property owners who undertake improvements to or the rehabilitation of historic buildings in the Township. Through New Jersey's Five-Year Exemption and Abatement Law, owners in areas where the Township has adopted an authorizing ordinance, such as through a Redevelopment Plan, can qualify for a five-year property tax exemption or abatement based on the value of improvements to their properties. To date, the Township has made funds available through the Five-Year Exemption and Abatement Law to qualifying property owners as part of the Pine Street Redevelopment Plan and the Elm Street/New & Mission Area Redevelopment Plan. (See Section 5.3.2, Township Redevelopment Plans and Capital Improvement Projects.)
- f. Advancing the Township's state-mandated affordable housing obligation through the rehabilitation and maintenance of Montclair's historic buildings. Include provisions in Township Redevelopment Plans that prioritize conversion of dis-used historic buildings into affordable housing ahead of other reuse options. (See Section 5.3, Township Planning Policies, for discussion of Montclair's Deteriorated Housing Project Redevelopment Plan.)
- g. Promoting the use of the federal rehabilitation tax credit program by property owners in the Township. The rehabilitation tax credit program offers strong incentives for property owners and developers to consider preserving historic buildings that might otherwise be threatened by incompatible alteration or demolition. (See Section 5.2.3, Incentives for Buildings Listed in or Eligible for the State and National Registers.) The HPC should publicize this program widely and share information about its benefits with stakeholders.

- h. Enhancing the Township's vibrant commercial corridors through the implementation of Business Improvement Districts and/or Main Street programs. BIDs and Main Street programs promote the preservation and rehabilitation of existing historic resources and establish standards for unifying the character and design of commercial buildings and areas. Currently, Montclair's only Business Improvement District is located in the Town Center along Bloomfield Avenue, including stretches of Glenridge Avenue, Church Street, and Valley Road.
- i. Advocating for the reuse of existing housing stock as a sustainable development practice that can reduce the Township's carbon footprint. Several of the Township's Redevelopment Plans have successfully applied historic preservation to increase sustainability. (See Section 5.3.2, Township Redevelopment Plans and Capital Improvement Projects.)

3. The preservation of historic resources ensures the protection of tangible links to the Township's architectural, social, and cultural history. The Township should improve public engagement in preservation activities and cultivate community stewardship of its historic resources through:

- a. Furthering educational outreach to property owners, real estate agents, business owners, students, and other members of the community. Educational outreach should include information on the local landmark designation process and its impact on homeowners, interpretive programming, promote the numerous benefits of historic preservation, and publicize best practices for restoring and rehabilitating historic resources. Outreach could be conducted in collaboration with the Montclair Public Library and the Montclair Historical Society or could also be disseminated through local newspapers and online outlets.
- b. Promoting the community's utilization of preservation grant funding and tax incentive programs for resources listed or eligible for listing in the State and National Registers, including the NPS's historic preservation tax incentive programs and the New Jersey Historic Trust's cyclical grant funding, Corporate Business Tax Historic Preservation Fund, Capital Preservation Grants through the 1772 Foundation, Historic Preservation Revolving Loan Fund, and Emergency Grant and Loan Fund.
- c. Engaging with the community and applying professional best practices to locate and document historic resources that are potentially worthy of preservation and/or are particularly threatened.
- d. Establishing a public program that awards local owners of non-landmarked exemplarily preserved, rehabilitation, or restored historic properties with an honorary designation that recognizes the property owner's contribution to the local community and publicizes the benefits of historic preservation in the Township. Property owners awarded this honorary designation would not be subject to regulatory review under the Historic Preservation Ordinance.
- e. Requesting applicable GIS data from the NJ HPO and incorporate this data into the Township's Historic Inventory Viewer.

10. ACTION PLAN/AGENDA

I. INCREASING THE LOCAL DESIGNATION OF HISTORIC RESOURCES

Item	Priority	Timeframe (years)	Responsibility	Objective(s) Met
Expedite the designation process by providing additional staff to support the HPC.	High	1-3	Township Council	1, 6, 8, 9
Evaluate and proceed with the previously prepared nomination report for the designation of the Town Center Historic District West Expansion	High	1-3	HPC/PB/Township Council	1, 3, 4, 5, 7, 8
Locally designate resources that are already listed in the State and/or National Register.	High	1-3	HPC/Stakeholders	1, 3, 4, 5, 7, 8
Conduct a Township-wide survey to assess the eligibility of previously undesignated historic resources for local designation.	High	3-5	HPC/Stakeholders	1, 4
Develop historic streetscape maintenance guidelines for the Public Works Division of the Department of Community Services.	High	1-3	HPC	1, 3, 5, 6, 7, 9
Promote the identification and designation of landscapes, objects, and non-residential structures.	High	1-3	HPC/Stakeholders	1, 3, 4, 5, 8

2. PROMOTING A BALANCE BETWEEN PRESERVING EXISTING HISTORIC BUILDINGS AND ENCOURAGING CONTEXTUALLY APPROPRIATE NEW DEVELOPMENT

Item	Priority	Timeframe (years)	Responsibility	Objective(s) Met
Ensure that historic preservation zoning overlays are given consideration in Township Redevelopment Plans.	Medium	Ongoing	PB/Township Council	1, 2, 5, 6, 7, 9
Develop context sensitive design guidelines for new construction in Township Redevelopment areas.	High	1-3	HPC/PB/Township Council	1, 2, 5, 6, 7, 9
Evaluate further legal options for preventing the demolition of historic resources identified within this 2016 HP Element.	High	1-3	HPC/PB/Township Council	1, 2, 5, 9
Evaluate further legal options for reviewing exterior changes visible to the public of those historic resources identified in the 2016 HP Element and not locally landmarked	High	1-3	HPC/PB/Township Council	1, 2, 5, 9
Create a comprehensive management plan for municipally owned historic properties.	High	1-3	HPC	1, 5, 7
Continue to utilize New Jersey's five-year tax exemption program for property owners who rehabilitate qualifying properties.	High	Ongoing	PB/Township Council	1, 4, 5, 9
Continue to fulfill the Township's affordable housing obligation through the rehabilitation of existing buildings.	Medium	Ongoing	PB/HPC	1, 2, 5, 6
Promote the utilization of the federal rehabilitation tax credit program and the NJHT's preservation grant funding.	High	Ongoing	HPC	1, 2, 5, 7, 9
Implement additional Business Improvement Districts and/or Main Street programs.	Medium	3-5	PB/HPC/ Stakeholders	1, 4, 6, 7, 8

3. SUPPORTING PUBLIC ENGAGEMENT IN THE STEWARDSHIP OF LOCAL HISTORIC RESOURCES

Item	Priority	Timeframe (years)	Responsibility	Objective(s) Met
Develop educational outreach and interpretive programming for students, property owners, real estate agents, business owners, and other members of the community.	High	1-3	HPC/MPL/MHS/ Stakeholders	1, 3, 4, 9
Establish a public program that awards responsible owners of non-landmarked historic properties with an honorary designation.	Medium	3-5	HPC	1, 3, 4, 9
Request GIS data from the NJ HPO and incorporate into the Township's Historic Inventory Viewer.	Low	Included in HPE	HPC	1, 4

II. APPENDICES

The Appendices listed below are available online through the Montclair HPC website:

- A. Glossary of Terms Used in the 2016 HP Element
- B. Montclair Historic Preservation Ordinance
- C. New Jersey Municipal Land Use Law (MLUL), Historic Preservation–Related Sections
- D. 2016 Field Survey Forms (as compiled by BCA)
- E. Public Comment on the 2016 HP Element
- F. Links to Web or Online Resources Referenced in Section 9, Recommendations
 - NPS Tax Incentives for Preserving Historic Properties
 - NTHP’s Maint Street America Program
 - Main Street New Jersey State Coordinating Program
 - Montclair Public Library
 - Montclair Historical Society
 - New Jersey Historic Trust
 - State of New Jersey Department of Environmental Protection Bureau of GIS
- G. Links to Other Pertinent Preservation Resources, including:
 - Township Historic Inventory Viewer
 - Township Historic Preservation Design Guidelines
 - *The Secretary of the Interior’s Standards for Rehabilitation*
 - New Jersey Office of State Planning Memo on Historic Preservation
 - A Five Minute Look at the New Jersey Register of Historic Places Act
 - New Jersey Certified Local Government Program Guidelines
 - Sustainable Jersey Historic Preservation Element Guidelines
 - 1986 Historic Resources of Montclair Multiple Resource Area National Register Nomination

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1004	1	MSU - College Hall	1908	
1004	1	MSU - Moorehead Hall	1908	
803	41	100 Mt. Hebron Road	1890	
1006	1	Bradford School	1925	
2806	1	71 Mt. Hebron Road	1911	The Montclair Heights Reformed Church
2804	1	1 Nassau Road	1850	
2804	12	29 Nassau Road	1922	
2804	29	3 Macopin Avenue	1915	
2801	31	205 Alexander Avenue	1906	
2805	13	5 Park Terrace	1925	
2701	5	24 Wellesley Road	1926	
2701	23	65 Elston Road	1932	
1803	10	30 Elston Road	1925	
2705	3	18 Elston Road	1910	
1804	18	40 Glenwood Road	1915	
1805	19	6 Marion Road	1914	
707	2	18 Warfield Street	1935	
1801	43	6 Valley Place	1897	
707	12	9 Mountain Terrace	1900	
707	11	7 Mountain Terrace	1921	
1801	32	4 Mountain Place	1887	
1801	40	1 Mountain Place	1850	
1806	21	35 Norman Road	1930	
3604	27	132 Inwood Avenue	1926	
706	15	3 Seneca Place	1880	
706	16	5 Seneca Place	1890	
701	10	8 Edgecliff Road	1895	
701	19	30 Edgecliff Road	1936	
902	4	558 Highland Avenue	1870	
706	19	379 Highland Avenue	1925	
706	10	349 Highland Avenue	1900	
706	9	345 Highland Avenue	1907	
703	5	344 Highland Avenue	1927	
703	4	340 Highland Avenue	1897	Greenough House
904	16	570 Up. Mountain Avenue	1900	
803	24	479 Up. Mountain Avenue	1904	
802	26	474 Up. Mountain Avenue	1830	Presby Memorial Iris Garden Horticultural Center

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1801	54	Up. Mountain Avenue	1893	Mountain Avenue Railroad Station
1801	56	435 Up. Mountain Avenue	1900	
1801	62	425 Up. Mountain Avenue	1895	
706	33	398 Up. Mountain Avenue	1880	
1005	8	848 Valley Road	1930	Van Reyper/Bond House
1006	6	822 Valley Road	1860	
803	53	798 Valley Road	1890	James South King Residence
803	67	786 Valley Road	1861	
2702	1	771 Valley Road	1740	
1801	52	710 Valley Road	1875	
1801	18.01	672-01 Valley Road	1904	
1801	18.02	672-02 Valley Road	1904	
2703	17	135 Norwood Avenue	1913	135 Norwood Avenue
2804	39	580 Park Street	1926	Von Schmid House
2801	20	550 Park Street	1917	
2710	29	509 Park Street	1875	
2708	6	480 Park Street	1900	
2805	5	674 Grove Street	1885	
3704	10	616 Grove Street	1848	
3802	91	Alexander Rear	0	Bonsal Wildlife Preserve
3802	100	Riverview Dr. W. R.	0	Bonsal Wildlife Preserve
3802	101	Alexander Ave. Rear	0	Bonsal Wildlife Preserve
3802	150	Alexander Ave. Rear	0	Bonsal Wildlife Preserve
3802	151	Alexander Ave. Rear	0	Bonsal Wildlife Preserve
3802	152	Alexander Ave. Rear	0	Bonsal Wildlife Preserve
3802	153	Alexander Ave. Rear	0	Bonsal Wildlife Preserve
3801	20	3 Elizabeth Road	1929	
4805	20	24 Tuers Place	1904	
3706	59	73 Inwood Avenue	1889	
4704	12	60 Heller Way	1850	
4701	8	25 The Fairway	1929	
4701	24	10 Greenview Way	1937	
4702	31	21 Bellegrove Drive	1937	
3802	26	117 Alexander Avenue	1909	
3802	20	109 Alexander Avenue	1815	The Sigler Farm
3706	20	108 Alexander Avenue	1900	
3706	26	86 Alexander Avenue	1914	
4805	60	40 Alexander Avenue	1880	
4805	9	20 Alexander Avenue	1845	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
4805	6	14 Alexander Avenue	1885	
4805	3	8 Alexander Avenue	1860	
3706	12	653 Grove Street	1912	
3706	10	649 Grove Street	1900	
3706	86	Northeast School	1950	
3608	2	553 Grove Street	1848	
1807	27	212 Fernwood Avenue	1900	
1807	26	208 Fernwood Avenue	1900	
1806	5	205 Fernwood Avenue	1900	
1806	7	197 Fernwood Avenue	1898	
1810	13	6 Jerome Place	1943	
1807	5	217 Inwood Avenue	1900	
1808	20	206 Inwood Avenue	1920	
3602	1	184 Inwood Avenue	1897	
3603	2	174 Inwood Avenue	1897	
3603	21	158 Inwood Avenue	1930	
3605	39	152 Clarewill Avenue	1909	
3604	3	137 Clarewill Avenue	1906	
3604	4	131 Clarewill Avenue	1901	
3604	6	123 Clarewill Avenue	1907	
3604	8	117 Clarewill Avenue	1890	
3605	32	114 Clarewill Avenue	1900	
3604	13	99 Clarewill Avenue	1892	
1809	24	50 Oakwood Avenue	1897	
1808	10	47 Oakwood Avenue	1900	
3606	32	144 Haddon Place	1889	
3606	31	142 Haddon Place	1883	
2602	35	224 Lorraine Avenue	1880	
1809	14	197 Lorraine Avenue	1913	
3603	16	155 Lorraine Avenue	1880	
3607	37	142 Lorraine Avenue	1890	
3607	32	120 Lorraine Avenue	1906	
3606	7	115 Lorraine Avenue	1917	
3606	8	109 Lorraine Avenue	1900	
3607	29	106 Lorraine Avenue	1898	
3606	9	103 Lorraine Avenue	1912	
3606	12	93 Lorraine Avenue	1926	
3607	24	88 Lorraine Avenue	1899	
1711	38	268 Bellevue Avenue	1921	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1711	35	244-246 Bellevue Avenue	1918	Upper Montclair Post Office
2604	2	212 Bellevue Avenue	1897	
2602	16	203 Bellevue Avenue	1900	
2605	27	188 Bellevue Avenue	1939	
2602	22	185 Bellevue Avenue	1925	Upper Montclair Library
2605	23	176 Bellevue Avenue	1885	
2603	1	Bellevue Avenue	1910	
2605	21	160 Bellevue Avenue	1892	
2603	4	155 Bellevue Avenue	1882	
2603	5	153 Bellevue Avenue	1905	
3507	3	140 Bellevue Avenue	1910	
3507	4	136 Bellevue Avenue	1885	
3507	9	118 Bellevue Avenue	1907	
3607	11	117 Bellevue Avenue	1890	
3607	12	115 Bellevue Avenue	1888	
3607	13	113 Bellevue Avenue	1892	
3507	12	108 Bellevue Avenue	1892	
2604	14	209 Cooper Avenue	1903	
2604	13	207 Cooper Avenue	1897	
1712	10	200 Cooper Avenue	1923	
2606	26	190 Cooper Avenue	1919	Marsellis House
2605	8	187 Cooper Avenue	1910	
2605	9	183 Cooper Avenue	1905	
2605	12	175 Cooper Avenue	1926	
2605	13	169 Cooper Avenue	1900	
2605	15	165 Cooper Avenue	1900	
2606	23	170 Cooper Avenue	1899	Christian Union Congregational Church
3506	3	140 Cooper Avenue	1900	
3507	40	139 Cooper Avenue	1909	
3506	8	124 Cooper Avenue	1909	
3507	30	101 Cooper Avenue	1923	
3506	19	96 Cooper Avenue	1914	
1707	11	22 Parkside	1914	
1708	10	130 Edgemont Road	1908	
2607	23	178 Summit Avenue	1887	
2607	22	176 Summit Avenue	1900	
2607	21	172 Summit Avenue	1902	
2606	15	165 Summit Avenue	1893	
3506	52	141 Summit Avenue	1930	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
3505	5	136 Summit Avenue	1926	
2504	5	170 Wildwood Avenue	1902	
2504	6	168 Wildwood Avenue	1929	
2607	12	155 Wildwood Avenue	1930	The Anchorage
2505	4	136 Wildwood Avenue	1910	
3504	3	128 Wildwood Avenue	1897	
1810	18	379 Up. Mountain Avenue	1895	
706	5	376 Up. Mountain Avenue	1896	
709	3	369 Up. Mountain Avenue	1908	
705	8	354 Up. Mountain Avenue	1880	
709	6	353 Up. Mountain Avenue	1890	
709	7	349 Up. Mountain Avenue	1890	
709	9	343 Up. Mountain Avenue	1880	
709	11	335 Up. Mountain Avenue	1885	
602	27	330 Up. Mountain Avenue	1919	
603	33	346 No. Mountain Avenue	1765	
603	31	338 No. Mountain Avenue	1928	
709	27	20 Braemore Road	1930	
709	22	5 Braemore Road	1900	
2601	11	Rail Right Of Way	1892	Upper Montclair Railroad Station
1708	8	25 Princeton Place	1907	
1801	10	668 Valley Road	1890	
1807	34	661 Valley Road	1927	
2601	1	630 Valley Road	1920	
2602	2	629 Valley Road	1926	
2602	3	627-627A Valley Road	1912	
2601	3	622-24 Valley Road	1920	
2601	6	608 Valley Road	1918	
2601	6.01	602-604 Valley Road	1918	
2601	7	600 Valley Road	1926	
1711	34	596 Valley Road	1924	
1711	31	Valley Road	1910	Cliffside Hose #4
2604	1	581 Valley Road	1912	Cliffside Chapel (St. James Episcopal Church)
1711	29	574 Valley Road	1910	
1711	24	554 Valley Road	1924	
1711	23	552 Valley Road	1899	
1711	7	500 Valley Road	1892	
2604	8	48 Northview Avenue	1921	
2604	9	46 Northview Avenue	1892	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2604	12	40 Northview Avenue	1900	S. C. Smith House
2606	5	19 Northview Avenue	1897	
3601	1	53 Norwood Avenue	1907	
3602	16	4 Duryea Road	1888	C.H. Huestis House
3603	19	450 Park Street	1895	
3604	1	445 Park Street	1899	
3603	17	444 Park Street	1890	
2603	6	412 Park Street	1902	
3507	1	387 Park Street	1890	A.J.Varno House
2605	20	386 Park Street	1875	
2605	18	374 Park Street	1890	
2606	22	364 Park Street	1886	
3505	55	345 Park Street	1897	Joseph Bardsley House
3505	54	333 Park Street	1912	
2504	8	330 Park Street	1915	
2505	1	329 Park Street	1926	
3507	22	476 Grove Street	1887	
3506	26	462 Grove Street	1887	
702	1	40 Bradford Avenue	1917	Fredrick W. Mayes House
702	4	22 Bradford Avenue	1900	
705	5	12 Bradford Avenue	1926	
602	29	14 Ingleside Road	1927	
705	11	5 Ingleside Road	1912	
4601	78	55 Wildwood Avenue	1917	
4601	48	17 Chester Road	1928	
4601	34	12 Mt.Vernon Road	1930	
1705	4	20 Godfrey Road	1907	
1710	10	7 Godfrey Road	1912	
1706	12	65 Brookfield Road	1902	
1703	26	24 Brookfield Road	1887	
2503	6	166 Gordonhurst Avenue	1907	
2503	68	160 Gordonhurst Avenue	1947	
3410	19	124 Gordonhurst Avenue	1911	
3501	16	82 Gordonhurst Avenue	1928	
3501	32	95 Beverley Road	1900	
3501	28	83 Beverley Road	1912	
1701	21	24 Watchung Avenue	1905	
1703	58	36 Watchung Avenue	1892	
1703	52	50 Watchung Avenue	1902	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2503	36	76 Watchung Avenue	1840	
2503	33	82-84 Watchung Avenue	1902	
3410	35	136 Watchung Avenue	1887	
3410	32	144 Watchung Avenue	1890	
3411	20	160 Watchung Avenue	1900	
4502	8	194 Watchung Avenue	1905	
702	5	326 Highland Avenue	1905	
702	7	320 Highland Avenue	1907	
601	31	310 Highland Avenue	1929	
602	32	303 Highland Avenue	1915	
601	22	284 Highland Avenue	1927	
602	26	320 Up. Mountain Avenue	1914	
603	40	315 Up. Mountain Avenue	1939	
602	24	314 Up. Mountain Avenue	1900	
602	23	310 Up. Mountain Avenue	1921	
603	41	309 Up. Mountain Avenue	1926	
603	42	303 Up. Mountain Avenue	1890	
602	21	288 Up. Mountain Avenue	1934	
603	46	287 Up. Mountain Avenue	1912	
602	20	284 Up. Mountain Avenue	1892	
602	18	280 Up. Mountain Avenue	1897	
602	17	274 Up. Mountain Avenue	1887	
603	49	273 Up. Mountain Avenue	1927	
603	53	257 Up. Mountain Avenue	1889	
603	24	308 No. Mountain Avenue	1880	
1707	8	305 No. Mountain Avenue	1900	
1707	7	303 No. Mountain Avenue	1912	Lambie Concrete House
1707	4	297 No. Mountain Avenue	1897	
1707	1	287 No. Mountain Avenue	1924	
1701	2	243 No. Mountain Avenue	1902	
1708	7	19 Princeton Place	1902	
1707	12	18 Princeton Place	1912	Archery H. Loomis House
1708	5	15 Princeton Place	1904	
1707	13	14 Princeton Place	1912	
1708	2	7 Princeton Place	1907	
1708	11	124 Edgemont Road	1902	
1705	1	91 Edgemont Road	1880	
1701	15	86 Edgemont Road	1909	
1703	5	77 Edgemont Road	1902	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1709	15	18 Carteret Street	1912	
2504	47	491 Valley Road	1905	
2504	41	471 Valley Road	1785	Garrabrandt House
1703	32	446 Valley Road	1900	
1703	33	440 Valley Road	1897	
2503	54	439 Valley Road	1850	
2505	31	325 Park Street	1924	
2504	10	322 Park Street	1890	
2505	30	319 Park Street	1904	
2504	13	316 Park Street	1887	
2503	8	284 Park Street	1915	
2506	28.01	265 Park Street	1865	
2506	27	261 Park Street	1916	
2506	26	259 Park Street	1934	
2505	7	402 No. Fullerton Avenue	1912	
3410	20	28 Waterbury Road	1907	
3410	24	18 Waterbury Road	1902	
3411	5	15 Waterbury Road	1902	
3411	3	7 Waterbury Road	1899	
3410	30	4 Waterbury Road	1900	
4502	11	235 Christopher Street	1913	
4502	12	235A Christopher Street	1897	
3502	27	412 Grove Street	1850	
3502	28	410 Grove Street	1887	
3502	31	400 Grove Street	1800	
4505	12	379 Grove Street	1892	
4503	22	363 Grove Street	1874	
1602	1	1 Watchung Avenue	1951	
504	29	29 Edgewood Road	1953	
504	30	21 Edgewood Road	1895	
502	3	10 Edgewood Terrace	1907	
1506	2	6 Rydal Place	1912	
1514	13	140 Chestnut Street	1926	
2304	3	125 Chestnut Street	1894	
2305	4	103 Chestnut Street	1840	103 Chestnut Street
3302	11	65 Chestnut Street	1875	Chestnut Street School
2306	3	11 James Street	1864	11 James Street
2306	4	9 James Street	1864	
1502	5.01	20 Van Vleck Street	1887	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1501	7	21 Van Vleck Street	1921	
1511	27	22 William Street	1778	
1510	1	19 William Street	1865	
1511	22	10 William Street	1878	
3304	15	26 Oak Place	1900	
1509	21	11 Talbot Street	1853	
3301	18	12-14 Friendship Place	1900	
1509	35	222 Walnut Street	1887	
1509	33	218 Walnut Street	1897	
2307	2	179 Walnut Street	1907	
2311	2	161 Walnut Street	1804	
2312	14	152 Walnut Street	1865	
3202	15	141 Walnut Street	1865	
3202	16	137 Walnut Street	1878	
3301	6	126-128 Walnut Street	1890	
3209	12	Walnut Street	1906	
3306	4	6 Depot Square	1880	
405	1.01	369 Claremont Avenue	1900	The James Howe House
1507	16	311 Claremont Avenue	1921	
403	1	Graz Park	1950	
404	7	819 Bloomfield Avenue	1947	
501	12	148 Highland Avenue	1924	
501	6	120 Highland Avenue	1927	
407	16	80 Highland Avenue	1916	
406	20	77 Highland Avenue	1900	
407	15	74 Highland Avenue	1926	
407	12	46 Highland Avenue	1924	
406	26	43 Highland Avenue	1897	
406	27	29 Highland Avenue	1858	
406	28	25 Highland Avenue	1899	
407	6	20 Highland Avenue	1900	
406	30	19 Highland Avenue	1902	
406	31	15 Highland Avenue	1900	
406	19	96 Prospect Avenue	1900	
406	18	86 Prospect Avenue	1905	
406	17	74 Prospect Avenue	1900	
406	14	60 Prospect Avenue	1917	
405	25	25 Prospect Avenue	1907	
405	26	15-17 Prospect Avenue	1907	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
406	2	10 Prospect Avenue	1900	
504	10	206 Up. Mountain Avenue	1930	
504	9	196 Up. Mountain Avenue	1932	
504	8	190 Up. Mountain Avenue	1933	
1602	20	181 Up. Mountain Avenue	1915	
1602	19	169 Up. Mountain Avenue	1844	
504	5	162 Up. Mountain Avenue	1910	
1602	17	159 Up. Mountain Avenue	1919	
504	3	150 Up. Mountain Avenue	1962	
1601	8	147 Up. Mountain Avenue	1912	
504	1	136 Up. Mountain Avenue	1910	
405	13	114 Up. Mountain Avenue	1897	
1503	19	105 Up. Mountain Avenue	1945	
405	10	100 Up. Mountain Avenue	1882	
1503	17	85 Up. Mountain Avenue	1916	
1502	7	73 Up. Mountain Avenue	1877	
1502	6	67 Up. Mountain Avenue	1887	
405	5	64 Up. Mountain Avenue	1870	
1602	12	188 No. Mountain Avenue	1907	
1503	2	142 No. Mountain Avenue	1915	
1602	8	208 No. Mountain Avenue	1884	The Cedars (Henry Fenn House)
1503	7	128 No. Mountain Avenue	1793	Egbert Farm
1503	11	118 No. Mountain Avenue	1800	Lucy Stone House
1503	14	106 No. Mountain Avenue	1917	
1507	1	75 No. Mountain Avenue	1902	
1501	2	50 No. Mountain Avenue	1803	
1507	22	49 No. Mountain Avenue	1887	
1507	21	39 No. Mountain Avenue	1885	
1507	21	39 No. Mountain Ave Rear	1885	
1506	7	176 Valley Road	1922	
1506	10	170 Valley Road	1887	
2304	10	126 Midland Avenue	1895	
2303	12	116 Midland Avenue	1890	
2306	29	115 Midland Avenue	1892	
2303	22	92-94 Midland Avenue	1890	
2307	1	87 Midland Avenue	1887	M.F. Reading Residence
2307	13	75 Midland Avenue	1899	Dr. John R. Mott House
2305	7	112 Park Street	1897	
2312	27	103 Park Street	1872	

Table 8. Properties Surveyed for "Preservation Montclair" in 1982

Block	Lot	Property Location	Year Built	Resource Name
2312	26	101 Park Street	1887	
2306	9	100 Park Street	1865	
2306	10	98 Park Street	1887	
2306	13	92 Park Street	1880	
2312	23	89 Park Street	1887	
2306	17	84 Park Street	1907	
2311	1	77 Park Street	1897	
2311	1.01	73 Park Street	1885	
3301	16	111 No. Fullerton Avenue	1892	Joseph Lamb Birthplace
3301	15	109 No. Fullerton Avenue	1890	
3305	1	91 Forest Street	1897	
3307	2	117 Forest Street	1902	
2502	3	83 Watchung Avenue	1922	"The House That Lives"
1608	22	5 Parkway	1924	
2405	24	39 Erwin Park Road	1897	
2404	10	16 Erwin Park Road	1897	
2406	2	15 Erwin Park	1892	
2405	16	14 Erwin Park	1887	
2403	2	10 Erwin Park	1902	
2402	3	8 Erwin Park	1900	
2406	1	7 Erwin Park	1909	
2406	14	6 Erwin Park	1900	
2403	4.01	3 Erwin Park	1901	
2403	5	1 Erwin Park	1906	
2401	4	18 Brunswick Road	1909	18 Brunswick Road
1514	1	16 Bellaire Drive	1923	
1514	4	26 Bellaire Drive	1902	
2408	32	2 Fessler Place	1880	
2401	23	128 Chestnut Street	1880	
2407	33	Montclair High School	1914	
1604	24	159 No. Mountain Avenue	1897	
1603	10	40 Edgemont Road	1907	
1603	12	32 Edgemont Road	1921	
1603	13	Edgemont School	1926	
1603	16	2 Edgemont Road	1892	
1607	11	Edgemont Park	1930	
2404	8	249 Valley Road	1840	
1604	11	230 Valley Road	1870	
1515	12	201-203 Valley Road	1906	
1513	1	185 Valley Road	1850	185 Valley Road

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1514	15	4 Belvidere Place	1902	
2403	1	141 Central Avenue	1902	
2507	9	271 Midland Avenue	1907	
2507	8	267 Midland Avenue	1897	
2407	54	239 Midland Avenue	1899	
2407	53	235 Midland Avenue	1899	
2407	50	223 Midland Avenue	1902	
2405	13.01	216 Midland Avenue	1897	
2406	4	208 Midland Avenue	1907	
2401	9	180 Midland Avenue	1909	
3403	1	Rail Right Of Way	1903	Watchung Avenue Railroad Station
2407	17	192 Park Street	1902	
2407	18	190 Park Street	1897	
2407	19	188 Park Street	1887	
2407	28	162 Park Street	1921	
2407	30	152 Park Street	1907	152 Park Street
2408	26	147 Park Street	1894	147 Park Street
2408	27	145 Park Street	1897	
2408	28	George Inness School	1926	
2408	30	214 No. Fullerton Avenue	1887	
3303	36	196 Forest Street	1897	
3409	6	135 Watchung Avenue	1902	
3409	8	149 Watchung Avenue	1723	Interest Manor
4514	2	179 Watchung Avenue	1910	
3408	5	36 Fairfield Street	1897	
3409	25	31 Fairfield Street	1902	
3408	6	30 Fairfield Street	1897	
3408	10	18 Fairfield Street	1897	
3412	10	2 Fairfield Street	1890	
4402	37	22 McDonough Street	1878	
4404	12	1 Dodd Street	1886	
4512	23	2 Dodd Street	1921	
4404	19	10 Euclid Place	1856	Sadler Place
4308	28	32 Walnut Street	1917	
4206	15	27 Walnut Street	1873	
4308	34	48 Walnut Crescent	1850	
4207	28	24 George Street	1887	
3402	4	33 Watchung Plaza	1926	Bradner's Pharmacy
3303	60	Woodman Field House	1931	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
3409	14	192 Montclair Avenue	1912	
4514	43	187 Montclair Avenue	1897	
3413	17	150 Montclair Avenue	1894	
4401	43	110 Montclair Avenue	1899	
3309	4	63 Montclair Avenue	1900	
3309	1	51 Montclair Avenue	1880	
3310	12	31 Montclair Avenue	1880	
3307	17	28 Montclair Avenue	1870	
3310	10	27 Montclair Avenue	1880	
3307	13	16 Montclair Avenue Rear	1887	
3307	13	16 Montclair Avenue	1887	
3307	11	8 Montclair Avenue	1883	
4513	40	217 Christopher Street	1916	
4514	6	210 Christopher Street	1918	
4514	9	196 Christopher Street	1907	
4513	30	181 Christopher Street	1917	
4513	29	177 Christopher Street	1915	
4513	28	171 Christopher Street	1902	
4403	2	157 Christopher Street	1872	
4403	4	151 Christopher Street	1912	
4402	33	148 Christopher Street	1915	
3309	13	76 Christopher Street	1902	
3310	21	62 Christopher Street	1907	
3310	24	56 Christopher Street	1887	56 Christopher Street (Hinck Development House)
4513	20	284 Grove Street	1900	
4513	22	276 Grove Street	1933	
4403	31	228 Grove Street	1800	Melcher House
4304	26	183 Grove Street	1895	
4303	14	180 Grove Street	1894	
4302	14	164 Grove Street	1887	
4306	2	153 Grove Street	1920	
4301	1.01	116 Grove Street	1912	
4308	60	129 Grove Street	1930	
1507	19	323 Claremont Avenue	1897	The Kohout House
1402	3	322 Claremont Avenue	1902	
1507	18	319 Claremont Avenue	1902	
1507	17	315 Claremont Avenue	1907	
2301	2	296 Claremont Avenue	1902	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1508	24	291 Claremont Avenue	1890	
1508	23	289 Claremont Avenue	1887	
1508	22	287 Claremont Avenue	1895	
1508	20	275 Claremont Avenue	1887	George A. Miller House
1508	19	271 Claremont Avenue	1858	
2301	10	270 Claremont Avenue	1907	
2302	15	259 Claremont Avenue	1890	
2308	1	240 Claremont Avenue	1870	
2309	6	206 Claremont Avenue	1862	
2310	6	204 Claremont Avenue	1870	
3202	35	183 Claremont Avenue	1929	
3202	34	181 Claremont Avenue	1894	
3201	18	178 Claremont Avenue	1887	
3209	27	137 Claremont Avenue	1907	
3211	16	107 Claremont Avenue	1881	
3212	22	106 Claremont Avenue	1897	
3211	14	99 Claremont Avenue	1881	
1401	7	6 Highmont Terrace	1925	
1401	4	7 Highmont Terrace	1926	
1402	16	11 Mountainview Place	1892	
1402	15	13 Mountainview Place	1900	
1402	14	15 Mountainview Place	1887	
2214	3	74 Montague Place	1923	
2301	28	61 Montague Place	1907	
2213	6	14-16 Montague Place	1887	
2308	6	13 Montague Place	1897	
2214	28	67 Portland Place	1890	
2214	19	41-43 Portland Place	1883	
2213	19	23 Portland Place	1892	
2210	2.01	20 Portland Place	1870	
2210	2	24 Portland Place	1880	
3201	42	223-229 Glenridge Avenue	1916	
3201	41	219-221 Glenridge Avenue	1885	
3201	37	211 Glenridge Avenue	1890	
3201	35	205 Glenridge Avenue	1896	
304	15	764 Bloomfield Avenue	1767	764 Bloomfield Avenue (Old Stage Coach Stop)
1402	21	695 Bloomfield Avenue	1912	
2209	15	55 Valley Rd./647 Blfd.	1912	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2209	12	619-631 Bloomfield Avenue	1925	
2209	11	611-615 Bloomfield Avenue	1900	
2208	3	602 Bloomfield Avenue	1929	
2209	10	605-9 Bloomfield Avenue	1924	
2210	6	599 Bloomfield Avenue	1910	
2208	5	596 Bloomfield Avenue	1900	
2208	7	586 Bloomfield Avenue	1900	
2208	8	578-82 Bloomfield Avenue	1897	
2211	10	557-559 Bloomfield Avenue	1906	
2211	9	555 Bloomfield Avenue	1930	
2211	8	553 Bloomfield Avenue	1920	
2211	6	539 Bloomfield Avenue	1903	
2212	16	517-519 Bloomfield Avenue	1930	
2212	15	515 Bloomfield Ave	1930	
2212	9	491 Bloomfield Avenue	1923	
2212	8	475-483 Bloomfield Avenue	1922	
2212	8	475-483 Bloomfield Avenue	1922	
3201	1	469 Bloomfield Avenue	1890	
3201	1	469 Bloomfield Avenue	1890	
3106	1	460 Bloomfield Ave	1889	
3106	2	450 Bloomfield Avenue	1880	
3106	4	444 Bloomfield Avenue	1878	
3205	1	441 Bloomfield Avenue	1924	
3205	2	427-429 Bloomfield Avenue	1910	
3205	3	425 Bloomfield Avenue	1895	
3106	9	416 Bloomfield Avenue	1909	
3205	6	415 Bloomfield Avenue	1914	
3205	8	411 Bloomfield Avenue	1896	
3106	10	398-408 Bloomfield Avenue	1921	
3106	10.01	5 Seymour Street	1921	
3205	11	403-405 Bloomfield Avenue	1922	
3205	14	387 Bloomfield Avenue	1928	
3205	17	379 Bloomfield Avenue	1926	
3205	18	375 Bloomfield Avenue	1840	
3206	1	363-367 Bloomfield Avenue	1905	
3206	2	347-349 Bloomfield Avenue	1890	
3206	3	339-345 Bloomfield Avenue	1883	
3104	21	330-346 Bloomfield Avenue	1900	
3104	22	314-328 Bloomfield Avenue	1912	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
3206	5	331-337 Bloomfield Avenue	1937	
3206	6	295 Bloomfield Ave	1892	
3104	24	300 Bloomfield Avenue	1912	
3103	15	290-292 Bloomfield Avenue	1890	
3213	2	1 Lackawanna Plaza	1913	Montclair Railroad Station
1406	21	39 Hillside Avenue	1932	
1302	2	38 Hillside Avenue	1897	
1302	3	34 Hillside Avenue	1907	
1302	4	32 Hillside Avenue	1860	
1406	18	27 Hillside Avenue	1900	
1302	7	8 Hillside Avenue	1926	
2204	4	88 Church Street	1926	
2204	5	74-76 Church Street	1898	
2208	19	67-73 Church Street	1920	Carnegie Library
2205	1	68 Church Street	1878	First Baptist Church
2205	1	68 Church Street	1878	First Baptist Church (Addition)
2208	19	67-73 Church Street	1905	
2206	2	40-46 Church Street	1925	
2207	6	39-51 Church Street	1928	
2206	4	28-30 Church Street	1935	
2206	5	24-26 Church Street	1929	
2207	5	3-31 Church Street	1921	
2206	6	18-22 Church Street	1930	
2205	7	41 The Crescent	1911	
2203	2	32 The Crescent	1890	
2203	3	30 The Crescent	1917	
2203	6	22 The Crescent	1887	
2206	14	15 The Crescent	1917	
2203	8	14 The Crescent	1902	
1302	23	77 Myrtle Avenue	1900	
1302	22	73 Myrtle Avenue	1887	
1302	21	71 Myrtle Avenue	1907	
1303	3	62 Myrtle Avenue	1860	
1302	17	55 Myrtle Avenue	1902	
1303	4	54 Myrtle Avenue	1901	
1303	6	48 Myrtle Avenue	1880	
1303	17	83 Plymouth Street	1922	
1304	3	76 Plymouth Street	1893	
1303	16	73 Plymouth Street	1907	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1304	4	72 Plymouth Street	1887	
1303	15	71 Plymouth Street	1897	
1303	14	67 Plymouth Street	1892	
1303	12	59 Plymouth Street	1929	
1303	10	55 Plymouth Street	1902	
2204	15	45 Plymouth Street	1897	
2203	1	33 Plymouth Street	1877	
2201	6	30 Plymouth Street	1912	
2202	2	18 Plymouth Street	1909	
2202	3	16 Plymouth Street	1890	
3107	16	12 Roosevelt Place	1875	
1301	18	181 Union Street	1912	
1203	2	168 Union Street	1901	
1304	19	163 Union Street	1890	
1203	4	154 Union Street	1926	
1304	18	153 Union Street	1886	
1304	17	147 Union Street	1942	
1304	16	139 Union Street	1915	
1203	7	140 Union Street	1740	
1304	15	133 Union Street	1865	
1304	14	129 Union Street	1917	
2201	14	119 Union Street	1907	
2107	1	118 Union Street	1905	
2201	13	109 Union Street	1905	
2201	12	105 Union Street	1910	
2202	11	93 Union Street	1910	
2108	3	90 Union Street	1897	
2202	8	83 Union Street	1890	
2108	4	82 Union Street	1928	Montclair Women's Club
2108	5	66 Union Street	1875	
3107	10	57 Union Street	1908	
3107	8	49 Union Street	1887	
3107	6	43 Union Street	1880	
3108	19	40 Union Street	1897	
3108	20	34 Union Street	1864	
3104	7	29 Union Street	1901	
3109	25	16 Union Street	1897	
3103	7	9 Union Street	1885	
3103	6	5 Union Street	1880	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1507	20	37 No. Mountain Avenue	1902	The Georgian Inn
1402	1	31 No. Mountain Avenue	1878	
1401	2	30 No. Mountain Avenue	1896	Charles Shultz House
1401	3	26 No. Mountain Avenue	1922	
1402	40	25 No. Mountain Avenue	1887	
1401	9	20 No. Mountain Avenue	1887	
1401	11	10 No. Mountain Avenue	1900	
1402	34	7 No. Mountain Avenue	1890	
1406	1	3 So. Mountain Avenue	1910	The Montclair Art Museum
304	16	8 So. Mountain Avenue	1887	
1406	29	29 So. Mountain Avenue	1880	
1406	28	41 So. Mountain Avenue	1880	Elizabeth De Luce House
1406	24	55 So. Mountain Avenue	1880	
1406	22	63 So. Mountain Avenue	1892	
303	13	66 So. Mountain Avenue	1892	
1302	26	71 So. Mountain Avenue	1883	
303	14	72 So. Mountain Avenue	1839	
1302	25	77 So. Mountain Avenue	1900	
1302	24	81 So. Mountain Avenue	1912	
204	17	88 So. Mountain Avenue	1928	
1301	25	111 So. Mountain Avenue	1886	
1301	23	121 So. Mountain Avenue	1887	
1301	22	127 So. Mountain Avenue	1887	
1202	1	141 So. Mountain Avenue	1917	
1402	31	8 Francis Place	1899	
1405	20	21 St. Lukes Place	1880	
1405	17	27 St. Lukes Place	1850	
1301	4	2 Clinton Avenue	1877	
1303	18	7 Clinton Avenue	1850	
1301	5	8 Clinton Avenue	1875	
1301	7	14 Clinton Avenue	1875	
1301	8	18 Clinton Avenue	1880	
1301	10	22 Clinton Avenue	1885	
1301	10	22 Clinton Avenue	1885	
1301	16	34 Clinton Avenue	1886	
1304	22	35 Clinton Avenue	1869	
1405	5	10 Orange Road	1920	
1405	16	Hillside School	1909	
2201	18	103-105 Orange Road	1880	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1304	11	108 Orange Road	1890	The Clark House
2201	17	109 Orange Road	1840	
1304	12	110 Orange Road	1796	Nathaniel Crane House
1304	12	110 Orange Road	1796	Israel Crane House
1402	7	104 Valley Road	1887	
1402	8	100 Valley Road	1892	
2301	41	99 Valley Road	1892	
1402	9	94 Valley Road	1902	
1403	2	84 Valley Road	1892	
2214	35	75 Valley Road	1885	
2214	34	73 Valley Road	1910	
1403	9	64 Valley Road	1878	
1404	17	22 Valley Road Annex		
1404	17	22 Valley Road		
2208	20	17 Valley Road	1890	Munn Tavern
2204	11	25 Trinity Place	1922	
2213	21	27-29 Midland Avenue	1897	
2213	20	25 Midland Avenue	1887	
2210	1	23 Midland Avenue	1922	
2201	9	12 Wilde Place	1913	
2201	11	4 Wilde Place	1907	
2208	16	22 So.park & 55 Church St	1951	
2206	19	51 So.park Street	1912	
2307	8	56 Park Street	1890	Frederick J. Drescher House
2309	5	55 Park Street	1840	
2309	4	51 Park Street	1870	A.A. Sigler House
2309	3	49 Park Street	1840	
2309	2	47 Park Street	1865	
2308	4	46 Park Street	1921	Central Presbyterian Church
2211	2	26 Park Street	1925	
2212	18	25 Park Street	1925	
2309	7	14-16 Cottage Place	1887	
2309	8	18 Cottage Place	1907	
3201	10	43 No. Fullerton Avenue	1875	
2212	5	36 No. Fullerton Avenue	1900	Immaculate Conception Church
2212	6	24 No. Fullerton Avenue	1902	First Methodist Episcopal Church
3204	27	36 No. Willow Street	1907	
3106	1	7 So. Fullerton Ave	1889	
2206	11	12 So. Fullerton Avenue	1878	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2206	12	18-28 So.fullerton Avenue	1925	
3106	18	23 So. Fullerton Avenue	1890	Former Baptist Church (Masonic Temple)
3106	16	31 So. Fullerton Avenue	1862	
3106	15	33 So. Fullerton Avenue	1878	Ira Crane House
2203	9	40 So. Fullerton Avenue	1920	First Congregational Church
3107	14	55 So. Fullerton Avenue	1886	
3107	13	57 So. Fullerton Ave	1886	
3107	12	61 So. Fullerton Ave	1922	
2111	1	73 So. Fullerton Avenue	1887	St. Luke's Episcopal Church
2111	14	75 So. Fullerton Avenue	1910	
2111	1	73 So. Fullerton Avenue	1910	
3201	19	44 Forest Street	1887	
3201	28	26 Forest Street	1887	
3204	3	19 Forest Street	1875	
3208	16	51 No.Willow Street	1892	
3204	33	24 No.Willow Street	1892	
3107	2	38 So.Willow Street	1887	
3104	10	47 So.Willow Street	1897	
3107	5	48 So.Willow Street	1912	
3206	10	18 Lackawanna Plaza	1898	
3206	10	20 Lackawanna Plaza	1898	
3206	9	22 Lackawanna Plaza	1898	
3212	13	67 Greenwood Avenue	1890	
3208	31	62 Greenwood Avenue	1900	
3103	14	6-8 Gates Avenue	1926	
3104	6	21 Gates Avenue	1902	
3108	3	31 Gates Avenue	1899	
3102	15	11 Elm Street	1870	
4204	10	89 Grove Street	1912	
4204	4	73-75 Grove Street	1923	
4204	3	71 Grove Street	1923	
3212	34	62 Grove Street	1880	
204	2	2 Mulford Lane	1927	Mulford House
204	10	207 Union Street	1913	
1204	1	90 Porter Place	1887	
1204	3	86 Porter Place	1887	
1203	19	85 Porter Place	1897	
1203	18	81 Porter Place	1890	
1203	17	77 Porter Place	1894	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
1203	16	53 Porter Place	1925	
1203	14	39 Porter Place	1890	
1204	9	30 Porter Place	1926	
2105	2	24 Porter Place	1900	
1201	2	190 Gates Avenue	1912	
1201	3	188 Gates Avenue	1890	
1202	11	185 Gates Avenue	1900	
1204	23	173 Gates Avenue	1926	
1205	2	172 Gates Avenue	1865	
1204	21	159 Gates Avenue	1910	
1204	20	153 Gates Avenue	1860	
1204	18	143 Gates Avenue	1912	
1204	17	139 Gates Avenue	1875	
1210	11	57 Melrose Place	1912	
1209	3	54 Melrose Place	1900	
1102	52	115 Llewellyn Road	1865	
1103	5	109 Llewellyn Road	1955	
2001	25	89 Llewellyn Road	1916	
1208	13	86 Llewellyn Road	1860	
1208	11	84 Llewellyn Road	1840	Bloomfield Villa
103	7	167 Eagle Rock Way	1925	
103	11	151 Eagle Rock Way	1925	
1103	9	68 Eagle Rock Way	1897	68 Eagle Rock Way
1103	7	44 Eagle Rock Way	1885	
1210	1	3 Eagle Rock Way	1920	
1102.01	33	2 Stonebridge Road	1925	
1102.01	32	4 Stonebridge Road	1909	Edmund Burk Osborne House
2001	19	21 Stonebridge Road	1929	21 Stonebridge Road
1102.01	29	36 Stonebridge Road	1928	
1101	17	63 Stonebridge Road	1927	
1101	14	71 Stonebridge Road	1925	
1903	24	33 Howe Avenue	1905	
1206	12	97 Warren Place	1911	97 Warren Place
1209	11	67 Warren Place	1925	67 Warren Place
1208	4	56 Warren Place	1890	
301	3	36 Afterglow Way	1910	
302	21	35 Afterglow Way	1912	Casa Deldra
402	4	10 Rockledge Road	1900	J.M. Chapman House
401	2	15 Rockledge Road	1900	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
201	2	14 Undercliff Road	1865	
104	27	57 Undercliff Road	1915	
101	11	60 Undercliff Road	1929	Stone Eagles
101	9	70 Undercliff Road	1918	
103	5.01	115 Undercliff Road	1945	
304	7	35 Lloyd Road	1902	
302	13	50 Lloyd Road	1902	Eastward
302	12	52 Lloyd Road	1905	
304	2	53 Lloyd Road	1912	53 Lloyd Road
302	7.01	80 Lloyd Road	1916	80 Lloyd Road
201	11	120 Lloyd Road	1928	Highwall
201	10	124 Lloyd Road	1910	
204	3	161 Lloyd Road	1913	
201	3	172 Lloyd Road	1907	
101	5	15 Ramsay Road	1929	
203	12	7 So. Mountain Terrace	1929	7 South Mountain Terrace
1202	19	143 So. Mountain Avenue	1887	
203	7	144 So. Mountain Avenue	1888	
1202	18	147 So. Mountain Avenue	1902	
203	6	148 So. Mountain Avenue	1925	
1201	1	167 So. Mountain Avenue	1922	
104	19	176 So. Mountain Avenue	1865	
1201	19	185 So. Mountain Avenue	1892	
104	17	190 So. Mountain Avenue	1922	190 South Mountain Avenue
104	15	208 So. Mountain Avenue	1958	
104	14	218 So. Mountain Avenue	1897	
1102	3	229 So. Mountain Avenue	1892	
1102	5	239 So. Mountain Avenue	1916	
1202	5	64 Clinton Avenue	1890	
1202	7	74 Clinton Avenue	1894	
1205	11	89 Clinton Avenue	1924	
1102	49	17 Wayside Place	1927	Frank Goodwillie House
1102.01	35	30 Wayside Place	1935	
1102.01	39	52 Wayside Place	1930	52 Wayside Place
1203	12	20 Harrison Avenue	1875	
2105	15	31 Harrison Avenue	1869	
1905	10	174 Harrison Avenue	1865	
2107	5	129 Orange Road	1912	
2107	3	4 Russell Terrace	1902	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2104	4	34 Cross Street	1849	
2104	8	20 Cross Street	1885	
2104	13	10 Cross Street	1862	
2103	11	98 Gates Avenue	1934	
2101	37	42 Llewellyn Road	1889	
2101	36	32 Llewellyn Road	1907	W. L. Lincoln Adams House
3006	9	132 Lincoln Street	1897	
4008	21	8 Willowdale Court	1923	
4006	4	33 Draper Terrace	1902	
4006	10	18 Gardiner Place	1897	
1906	7	67 Cedar Avenue	1895	
2903	31	29 Cedar Avenue	1860	29 Cedar Street
2004	32	16 Cedar Avenue	1830	
4009	15	414 Washington Avenue	1849	
4004	21	439 Washington Ave	1923	
1907	14	37-39 Tichenor Place	1913	
1908	6	3-5 Charles Street	1885	
1908	11	17 Charles Street	1885	
3907	12	17 Linden Avenue	1902	
3904	99	320 Linden Avenue	1892	
3905	9	44 Pleasant Way	1902	
3904	48	29 Pleasant Way	1932	
2003	9	113 Harrison Avenue	1862	
2003	5	Fire Station #3	1901	
2903	35	87 High Street	1900	
1916	32	88 High Street	1920	
1914	4	142 High Street	1897	
3002	15	127 Elm Street	1874	
2903	24	16 Pleasant Avenue	1879	
2903	21	32 Pleasant Avenue	1922	
2903	20	44 Pleasant Avenue	1906	44 Pleasant Avenue
2903	12	74 Pleasant Avenue	1850	
2104	16	166 Orange Road	1880	Nason House
2101	29	216-224 Orange Road	1865	
2004	2	266 Orange Road	1920	
2004	25	288 Orange Road	1880	
2004	26	292 Orange Road	1900	
2905	8	312-314 Orange Road	1925	
2904	42	390 Orange Road	1886	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
3902	1	408 Orange Road	1874	
3902	2	432 Orange Road	1880	
3006	14	15 Madison Avenue	1907	
4007	5	14-16 Madison Avenue	1920	
3006	19	31 Madison Avenue	1897	
4001	24	35 Madison Avenue	1907	
4008	11	99 Willowdale Avenue	1910	
3904	96	161 Willowdale Avenue	1917	
3904	94	165 Willowdale Avenue	1917	
4011	14	40 Franklin Place	1907	
4204	32	7 Grove Terrace	1908	
4209	27	27 Grant Street	1912	
4203	16	105 Glenridge Avenue	1838	
4208	39	73 Glenridge Avenue	1902	
4208	38	71-1/2 Glenridge Avenue	1913	
4210	1	63 Glenridge Avenue	1860	
4210	21	55 Glenridge Avenue	1890	
4210	16	43 Glenridge Avenue	Unk.	
4210	15	41 Glenridge Avenue #1R	Unk.	
4212	1	15 Glenridge Ave	1910	
3102	21	210 Bloomfield Avenue	1912	Crawford Crews
3101	19	164 Bloomfield Avenue	1887	
3101	22	146-148 Bloomfield Avenue	1925	
3102	9	33 Washington Street	1965	
3112	20	36 Fulton Street	1930	
3112	21	34 Fulton Street	1887	
3110	6	13 Fulton Street	1897	
2108	8	81 Hawthorne Place	1885	
2109	4	68 Hawthorne Place	1879	
2109	5	64 Hawthorne Place	1882	
4105	21	27-29 Woodland Avenue	1912	
4102	8	26 Marston Place	1894	
3004	42	12 Lexington Avenue	1887	
3003	7	19 Lexington Avenue	1893	
3004	37	24 Lexington Avenue	1887	
3004	34	30 Lexington Avenue	1927	
3004	31	36 Lexington Avenue	1883	
3003	18	159 Lincoln Street	1887	
4101	26	127 Lincoln Street	1909	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
2109	26	161 Orange Road	1853	
2109	24	169 Orange Road	1892	
2109	23	171 Orange Road	1890	
2109	21	175 Orange Road	1890	
3001	41	201 Orange Road	1875	
3001	39	205 Orange Road	1910	
3001	37	209 Orange Road	1916	
2108	10	3 Russell Terrace	1892	
2108	9	1 Russell Terrace	1912	
2111	12	83 So. Fullerton Avenue	1905	
2109	9	96 So. Fullerton Avenue	1890	
2110	1	99 So. Fullerton Avenue	1882	Red Gables
2109	12	104 So. Fullerton Avenue	1900	
2110	12	107 So. Fullerton Avenue	1875	
2109	15	116 So. Fullerton Avenue	1870	
2111	6	9 Prospect Terrace	1887	
2111	7	15 Prospect Terrace	1902	
2111	9	17 Prospect Terrace	1897	
3108	13	20 Prospect Terrace	1896	
3108	11	24 Prospect Terrace	1902	
2110	3	67 Gates Avenue	1900	
3001	55	68 Gates Avenue	1890	
2110	6	75 Gates Avenue	1890	Allyn Wight House
3001	52	76 Gates Avenue	1891	
3001	47	80 Gates Avenue	1887	
3001	46	82 Gates Avenue	1892	
4204	19	1 Claremont Place	1897	
3109	3	44 Elm Street	1880	
3109	4	48 Elm Street	1857	
3004	1	71 Elm Street	1900	
3001	9	76 Elm Street	1887	
3004	47	79 Elm Street	1897	
3001	10	80 Elm Street	1890	
3001	12	84 Elm Street	1892	
3004	46	85 Elm Street	1897	
3001	14	88 Elm Street	1878	
3001	24	118 Elm Street	1887	
3112	5	16 Miller Street	1872	
3111	46	17-27 Miller Street	1905	

Table 8. Properties Surveyed for “Preservation Montclair” in 1982

Block	Lot	Property Location	Year Built	Resource Name
4204	20	36 Cloverhill Place	1904	
4204	22	32 Cloverhill Place	1902	
4208	1	1 Cloverhill Place	1907	
3101	14	21 Hartley Street	1920	
4208	23	110 Pine Street	1936	
4208	27	94 Pine Street	1937	
4208	30	80 Pine Street	1880	
4210	3	75 Pine Street Rear	1922	
3005	32	27 Irving Street	1895	
3111	66	39-41 New Street	1911	
4107	33	6 Mission Street	1939	
3111	10	41 Mission Street	1887	
3111	27	79 Mission Street	1887	
4108	3	Glenfield School	1920	
4108	2	Glenfield Comm Center	1928	
4106	2	125 Maple Avenue	1912	
3005	19	148 Maple Avenue	1875	
4105	11	19 Wheeler Street	1915	
4106	27	26 Wheeler Street	1910	
4103	3	15 Pierson Place	1889	

Table 9. Streetscapes Surveyed for “Preservation Montclair” in 1982

Streetscape Name	Streetscape Location
Church Street	Between Trinity Place/Valley Road (west) and Bloomfield Avenue (east)
Claremont Avenue	Between N. Mountain Avenue (west) and Grove Street (east)
Clinton Avenue	Between Myrtle Avenue (north) and Union Street (south)
Greenwood Avenue	Between Claremont Avenue (north) and Glenridge Avenue (south)
Grove Street	Between Claremont Avenue (north) and Bloomfield Avenue (south)
Montague Place	Between Valley Road (west) and Midland Avenue (east)
N. Fullerton Avenue	Between Claremont Avenue (north) and Bloomfield Avenue (south)
N. Willow Street	Between Claremont Avenue (north) and Glenridge Avenue (south)
Portland Place	Between Valley Road (west) and Park Street (east)
St. Luke’s Place	Between Bloomfield Avenue (north) and Hillside Avenue (south)
S. Fullerton Avenue	Between Bloomfield Avenue (north) and Union Street (south)
S. Mountain Avenue	Between Bloomfield Avenue (north) and Union Street (south)
Union Street	Between Clinton Avenue (west) and Elem Street (east)

