HUNTER RESEARCH

INTENSIVE-LEVEL ARCHITECTURAL SURVEY OF SELECTED PROPERTIES WITHIN THE ST. CLOUD NEIGHBORHOOD AND THE MAIN STREET CORRIDOR IN THE TOWNSHIP OF WEST ORANGE ESSEX COUNTY, NEW JERSEY

VOLUME I

REPORT

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West Orange Historic Preservation Commission

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MANAGEMENT SUMMARY

This report presents the results of an intensive-level historic architectural survey of 102 properties in the Township of West Orange, Essex County, New Jersey. The survey was sponsored by the West Orange Historic Preservation Commission (HPC) with funding from the Grant-in-Aid program of the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). It was designed to identify potentially historic resources in two study areas designated the St. Cloud neighborhood and the Main Street corridor. Each of these areas represents an important facet of West Orange's history.

The St. Cloud neighborhood originated in the middle decades of the 19th century as an exclusive setting for suburban "country" homes. This survey evaluated 35 St. Cloud properties comprising 32 dwellings, three (3) churches and a mineral spring, ranging in dates from pre-1800 to the mid-1950s. The survey recommends that 20 of the properties individually meet the National Register of Historic Places Criteria for Evaluation and are potentially eligible for the New Jersey and National Registers of Historic Places and as West Orange Township Historic Landmarks.

Additionally, this survey recommends that there is a potential St. Cloud Historic District but that further work is necessary to establish a period of significance and boundaries that would extend into the postwar period of the 1950s and the 1960s. This potential district would recognize the locally significant long-term pattern of suburban development and the diversity of residential architectural planning, forms and styles in the St. Cloud neighborhood.

The 1.3-mile-long Main Street corridor has served as West Orange's civic and commercial center for more than 100 years. Evolving from a rural road, known originally as Valley Road, the Main Street corridor transitioned in the last half of the 19th century from a rural character to a varied suburban character of residences mixed with commercial, institutional and industrial properties. Along the corridor are several very prominent historic resources including the Edison National Historical Park and the Llewellyn Park Historic District. This survey looked at 67 properties comprising 32 commercial buildings, 31 residences, two (2) schools, a church and a municipal building. It is a recommended that eight (8) of the properties individually meet the National Register of Historic Places Criteria for Evaluation and are potentially eligible for the New Jersey and National Registers of Historic Places and as West Orange Township Historic Landmarks.

In addition, this report identifies two historic districts on the Main Street corridor – a potential Edison Workers' Housing Historic District and a potential Tory Corner Historic District.

The potential Edison Workers' Housing Historic District is in the vicinity of blocks bounded by Main Street, Park Avenue, Ashland Avenue, Charles Street and Lakeside Avenue. These dwellings were built in a brief period of time from *circa* 1905 to 1909 to fulfill the need to house Thomas Edison's growing industrial work-force. They represent a distinctive type of West Orange neighborhood that contrasts with the grander houses of

adjacent Llewellyn Park, but these buildings were no less essential to the fabric of the West Orange community. This survey identifies 22 potentially contributing properties in the Edison Worker's Housing Historic District and recommends additional work to survey and evaluate all properties within the boundaries of the proposed district.

The potential Tory Corner Historic District is West Orange's most intact late 19th to early 20th century commercial district. The district is distinguished by one to four-story commercial buildings representing a range of early to mid-20th-century styles including Tudor Revival, late Renaissance Revival and Neo-Classical. This survey identifies 16 potentially contributing properties in the Tory Corner Historic District. Additional work will be required to survey and evaluate all properties within the boundaries of the proposed district.

Per the township's historic preservation ordinance, next steps may include the preparation of formal designation reports for the above referenced resources to become West Orange Township Historic Landmarks. This survey report can serve as a foundation for preparing these reports, but additional work will be necessary, especially for the potential historic districts. The number of potentially eligible properties identified by this survey are probably too many and varied to be pursued together at once. Priorities should be considered based on local knowledge of the level of threat and a calculus of the willingness of the community and property owners to support designation and protection under the local land-use ordinances and the West Orange Master Plan. The next master plan update may wish to include specific recommendations from this report.

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places, which can qualify some properties for grants or tax credits under applicable state and federal programs. It is also recommended that the HPC share the survey results as an educational and interpretive tool, partnering with local businesses, neighborhood associations, local government, and the Edison National Historical Park to encourage heritage tourism and economic development through promotion of West Orange's historic resources.

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We offer our thanks to Brian Feeney, Chairman of the West Orange Historic Preservation Commission (HPC), who coordinated this cultural resources survey on behalf of the Township of West Orange, and to Joanne Carlucci of the West Orange Planning Department who provided administrative support. Marty Feitlowitz, Vice Chairman of the HPC, offered valuable insights and assistance including providing Hunter Research staff a guided tour of the study areas at the project's outset. Sara Andre of the New Jersey Historic Preservation Office coordinated the Certified Local Government Grant-in-Aid that funded the project. We also received assistance from the staffs of the West Orange Public Library, the West Orange Tax Assessor's Office, the Newark Public Library and the New Jersey State Library.

With regard to Hunter Research staff involvement, the project was conducted under the overall direction of Patrick Harshbarger, Principal Historian/Architectural Historian. Background research, field work and survey form preparation were carried out by Alison Haley, Architectural Historian. GIS and report graphics were produced by Matthew Pihokker, GIS Specialist. Graphic design work and report layout were completed by James Lee with assistance from Lauren Lembo. This report was written by Patrick Harshbarger and edited by Richard Hunter.

Richard W. Hunter, Ph.D., RPA
Principal/President

Chapter 1

INTRODUCTION

A. PROJECT DESCRIPTION AND SCOPE OF WORK

This report describes the results of an intensive-level historic architectural survey of 102 properties (defined by tax lot ownership) in the Township of West Orange, Essex County, New Jersey (Figure 1.1). The survey was designed to focus on two study areas within the township – the St. Cloud neighborhood and the Main Street corridor (Figure 1.2). These study areas represent distinct historical patterns of rural-to-suburban development as it spread outward from the City of Newark and the City of Orange and shaped the history of West Orange from the middle decades of the 19th century to the present day.

The St. Cloud neighborhood, located near the summit of First Mountain, developed in the Victorian period as an exclusive residential area of country homes in a pastoral landscape. St. Cloud's most famous resident was General George B. McClellan, a hero of the Civil War and Democratic Presidential candidate of 1864. Other residents were businessmen, professionals and gentleman farmers well-known in West Orange and the north New Jersey/New York City region. As time passed, the Victorian enclave was broken up and enveloped by later residential construction, but retained much of its earlier reputation and architectural distinction.

The Main Street corridor, located at the eastern foot of the First Mountain, became West Orange's *de facto* downtown near the end of the 19th century as commercial development spread westward from Main Street in the neighboring City of Orange, itself a burgeoning suburb of Newark. A singularly important event in the history of Main Street was Thomas Alva Edison's decision to relocate his pioneering research and development laboratories from Menlo Park to West Orange in 1887. The laboratories, which eventually grew to include neighboring reinforced-concrete "daylight" factories for the production of batteries and other Edison products, were built across the street from Edison's home in Llewellyn Park (State Register (SR) 12/20/1985; National Register (NR) 2/28/1986). Laid out in 1853-54 by the influential architect Alexander Jackson Davis, Llewellyn Park ranks as one of the first planned suburbs in the United States. Today, Edison's house and laboratory are preserved by the National Park Service as the Thomas Edison National Historical Park (NR 10/15/1966). This survey of the Main Street corridor evaluates a selection of lesser known commercial, civic and residential architecture extending for a distance of approximately 0.7 miles north and 0.5 miles south of the Thomas Edison National Historical Park, which lies near the heart of the Main Street corridor.

The overarching goal of this survey is to provide data and recommendations that can be used to guide and promote historic preservation in the St. Cloud neighborhood and the Main Street corridor by identifying and increasing awareness of potentially historic buildings and encouraging their appropriate treatment as historic resources. In September 2013, the West Orange Historic Preservation Commission (HPC) applied for and received a Certified Local Government (CLG) Grant-in-Aid for the survey from the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). A Request for Proposals (RFP) was issued by the township in July 2014 (see Appendix A for the RFP and a detailed scope of work). In late August 2014, Hunter Research, Inc. was contracted with the Township of

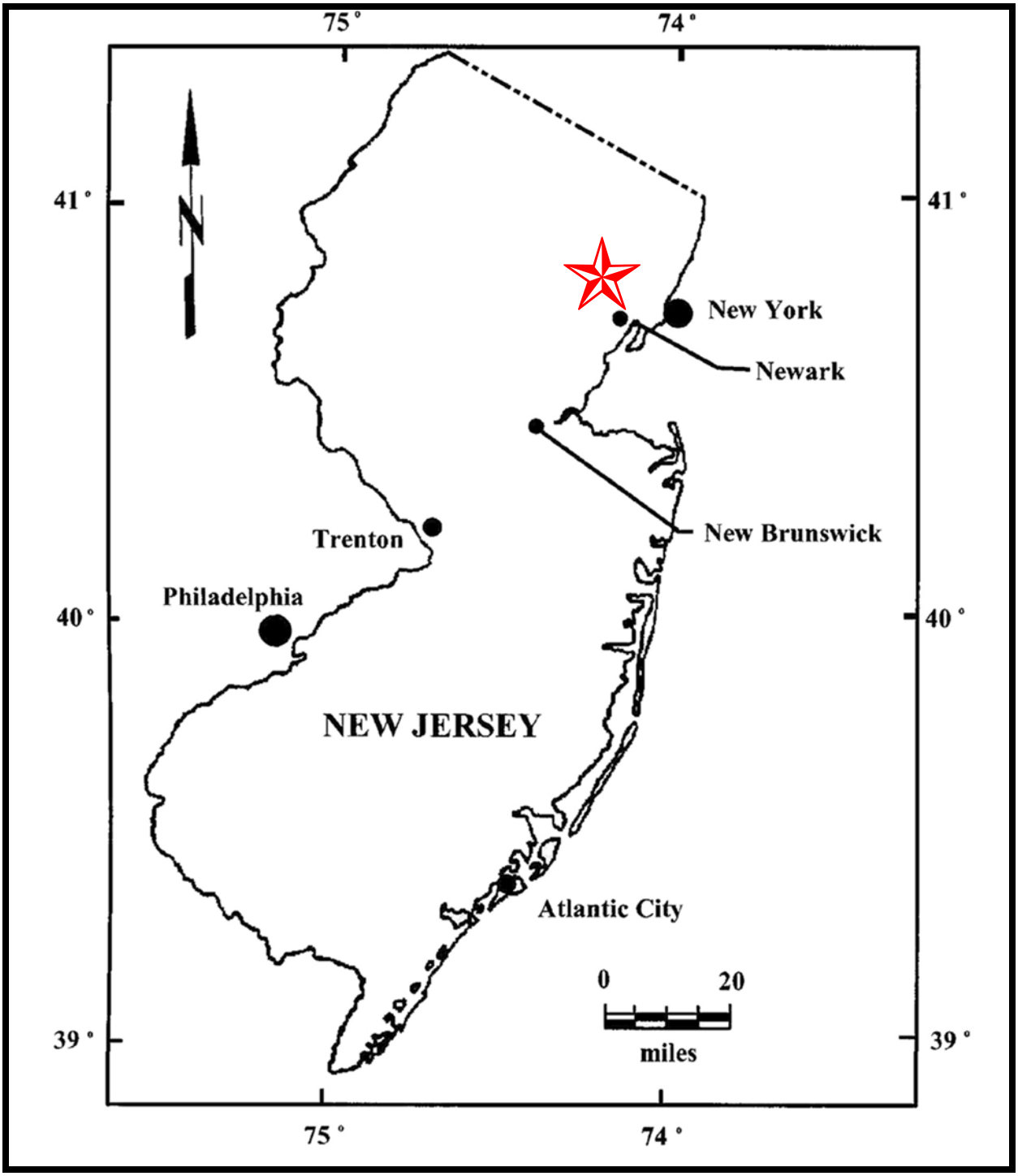


Figure 1.1. Location of Study Area.

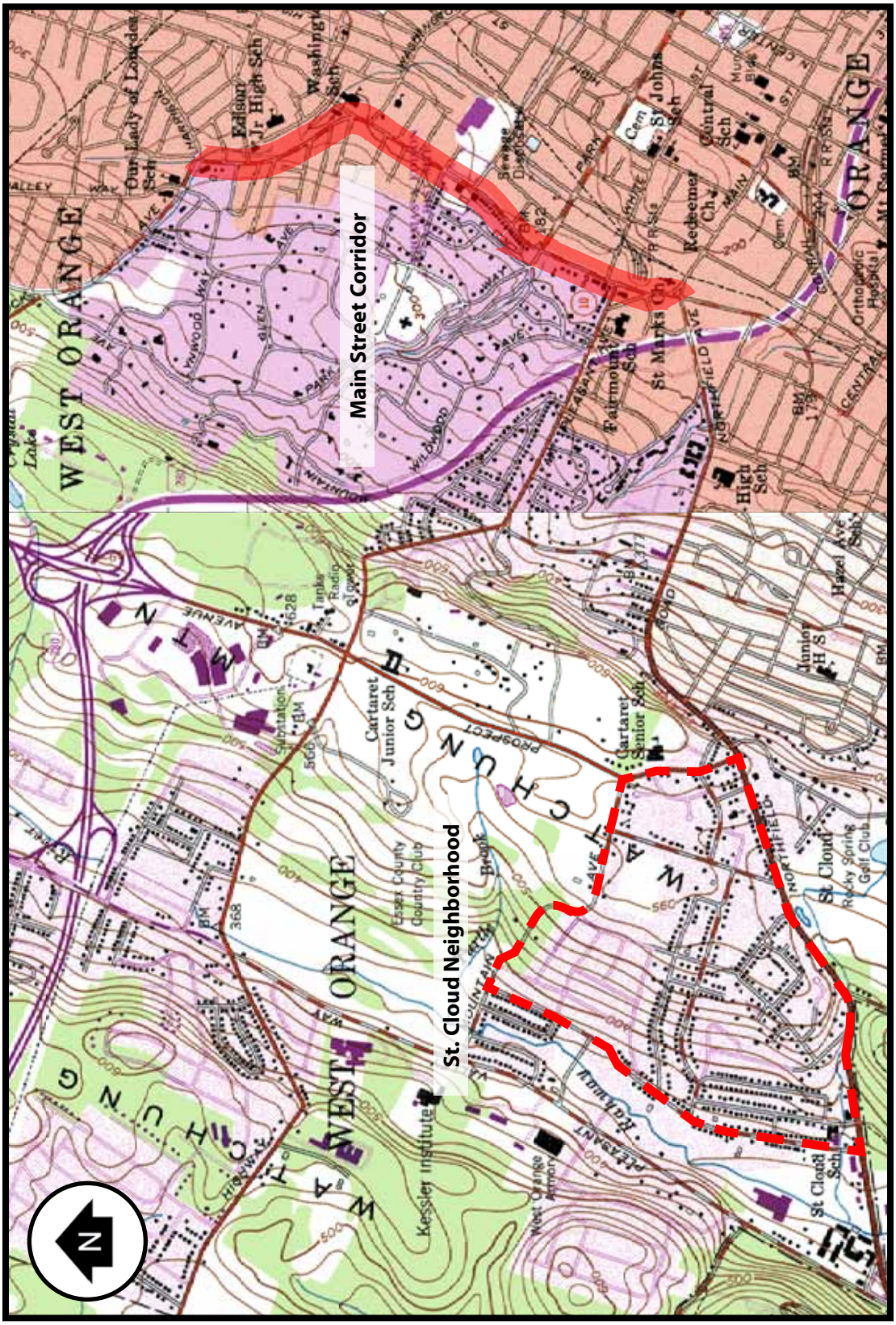


Figure 1.2. Detailed Location of Study Areas. Source: 7.5' USGS Caldwell, N.J. (1954 [photorevised 1981]) and Orange, N.J. Quadrangle (1955 [photorevised 1981]). Scale: 1 inch = 2,000 feet.

West Orange to complete the survey. The scope of work included background research, fieldwork and the preparation of this report following the NJHPO's *Guidelines for Architectural Surveys in New Jersey*.

Principal Historian/Architectural Historian Patrick Harshbarger directed the work and was assisted by Architectural Historian Alison Haley (see Appendix C for resumes). Both meet the Secretary of the Interior's Professional Qualifications for historians and architectural historians (36 CFR 61).

B. RESEARCH DESIGN

The research design for this project was developed initially by the HPC to apply for a CLG Historic Preservation Fund grant. The commission's grant application emphasized the township's need to update older historic surveys of West Orange, particularly of the St. Cloud neighborhood and the Main Street corridor. These areas were identified as areas where the commission was in particular need of up-to-date guidance for advancing and prioritizing preservation activities.

As part of the grant application, a preliminary list of 100 properties was identified by the HPC for survey (35 in the St. Cloud neighborhood and 65 in the Main Street corridor). The list was created based on a review of prior historic architectural surveys that were completed by Acroterion in 1991-92 and by Historic Preservation & Illumination in 1998.[1] The survey list was also informed by the local knowledge of commission members.

In late August 2014, Hunter Research was retained by West Orange Township to complete the survey. Locational information on the 100 properties, including street addresses and tax lot and block numbers, were supplied to Hunter Research. This information was cross-referenced by Hunter Research against current tax maps supplied by West Orange's Tax Assessor's office, digital spatial data (NJDEP GeoWeb GIS) and Google maps. The list was updated as needed to reflect new information (it was noted that some addresses or tax block/lot data had changed since the 1990s surveys) and then field verified. Four properties of potential historic interest in the Main Street corridor (part of a row of early 20th-century gambrel-roofed dwellings at 134-178 Main Street) were added to the original list supplied by the HPC. As well, two properties were subtracted due to confirmation there were duplicate properties on the original list (95 and 101 Main Street, likely due to some confusion in address numbering from the 1992 Acroterion report and the demolition of an earlier building at 95 Main Street). This established the final survey count of 102 properties. Of the 102 properties, 35 were in the St. Cloud neighborhood and 67 in the Main Street corridor (Tables 1.1 and 1.2).

Hunter Research entered spatial data into ArcGIS software to create site location maps and populate an MS-Access NJHPO project database that was used to compile data and generate survey forms. The metadata description of Essex County tax parcels was acquired from the New Jersey Geographic Information Network (NJGIN); however, it was discovered during acquisition of the shapefiles that Essex County parcels, with the exception of the City of Newark, had not been edgematched (i.e., corrected based on overlay with satellite imagery). Therefore, Township of West Orange tax parcels were available only as preliminary data. Hunter Research was informed by NJGIN that the tax parcel boundaries for the Township of West Orange could not be considered 100 percent accurate. Time permitting, Hunter Research adjusted the shapefiles as necessary to obtain edgematched tax parcels and satellite imagery, but users of this ArcGIS generated software and maps would be advised to acquire the updated tax parcel shape files for the Township of West Orange from NJGIN when they eventually become available.

Table 1.1. Surveyed Properties in the St. Cloud Neighborhood.

Name	Number	Street	Block	Lot
St. Joseph's Church	44	Benvenue Avenue	158.02	69
Private Residence	54	Benvenue Avenue	158.02	65
Private Residence	58	Edgewood Avenue	159.07	36
Private Residence	59	Edgewood Avenue	159	20
Private Residence	95	Edgewood Avenue	159.06	36
Private Residence	100	Edgewood Avenue	159.01	18
Private Residence	101	Edgewood Avenue	159.06	40
Private Residence	6	Fairview Avenue	159.08	51
Private Residence	12	Fairview Avenue	159.08	49
Private Residence	18	Fairview Avenue	159.08	47
Private Residence	28	Fairview Avenue	159.08	44
Private Residence	32	Fairview Avenue	159.08	42
Private Residence	48	Fairview Avenue	159.08	39
Private Residence	339	Northfield Avenue	56	77
Rock Spring Water Company Spring House	479	Northfield Avenue	159.01	61.02
Private Residence	2	Nymph Road	159.01	2
The Green Mountain Clubhouse	12	Old Indian Road	158.01	41
Private Residence	29	Old Indian Road	156	19.02
Private Residence	35	Old Indian Road	156	19.01
Private Residence	48	Old Indian Road	158	20
Private Residence	56	Old Indian Road	158	17.02
Private Residence	57	Old Indian Road	156	29
The Church of the Holy Innocents	681	Prospect Avenue	158.01	40
Private Residence	1	Ridgeway Avenue	158	22
Twin Cherry Parsonage	5	Ridgeway Avenue	158	27
St. Cloud Presbyterian Church	6	Ridgeway Avenue	158.01	43
Private Residence	11	Ridgeway Avenue	158	28
Private Residence	30	Ridgeway Avenue	158.01	49
Private Residence	34	Ridgeway Avenue	158.01	51
Private Residence	36	Ridgeway Avenue	158.01	52
Private Residence	58	Ridgeway Avenue	158.02	59
Private Residence	60	Ridgeway Avenue	158.02	60
Private Residence	81	Ridgeway Avenue	159.08	51.01
Private Residence	1	St. Cloud Place	56	80
Private Residence	5	St. Cloud Place	56	78

Table 1.2. Surveyed Properties in the Main Street Corridor.

Name	Number	Street	Block	Lot
Commercial	10-18	Main Street	18	56
PNC Bank	30	Main Street	69	37
Commercial/Private Residence	32	Main Street	69	36
Commercial/Private Residence	56	Main Street	69	28
Municipal Building	66	Main Street	67	1
Commercial/Private Residence	95	Main Street	61	15
Commercial/Private Residence	97	Main Street	61	18
Commercial/Private Residence	101	Main Street	61	19-20
Commercial/Private Residence	105	Main Street	61	21
Commercial/Private Residence	107-109	Main Street	61	21.03
William A. McManus House (Private Residence)	122	Main Street	89	36
Private Residence	129	Main Street	65	9
Private Residence	131	Main Street	65	10
Private Residence	132	Main Street	89	34
Private Residence	133	Main Street	65	11
Private Residence	134	Main Street	89	32
Private Residence	135	Main Street	65	12
Private Residence	136	Main Street	89	31
Private Residence	137	Main Street	65	13
Private Residence	138	Main Street	89	30
Private Residence	140	Main Street	89	29
Private Residence	142	Main Street	89	28
Private Residence	148	Main Street	89	25
Private Residence	150	Main Street	89	24
Private Residence	152	Main Street	89	23
Private Residence	154	Main Street	89	22
Private Residence	158	Main Street	89	20
Private Residence	160	Main Street	89	19
Private Residence	162	Main Street	89	18
Private Residence	164	Main Street	89	16
Private Residence	166	Main Street	89	14
Private Residence	168	Main Street	89	12
Private Residence	170	Main Street	89	10
Private Residence	176	Main Street	89	5
Private Residence	178	Main Street	89	4
Commercial/Private Residence, plus H.B. Auchincloss Estate (Llewellyn Park)	180-182	Main Street	89	3
West Orange Community House (J.E. Schlachter House)	242	Main Street	114	80
Commercial/Private Residence	247	Main Street	116	47
Commercial/Private Residence	249	Main Street	116	48
Commercial/Private Residence	253-255	Main Street	116	51
Commercial/Private Residence	257	Main Street	116	53.01
Llewellyn Hotel	259	Main Street	116	53
Commercial/Private Residence	261	Main Street	116.01	86
Commercial/Private Residence	269-271	Main Street	116.01	89
West Orange Diner (Tory Corner Diner)	270	Main Street	114	50, 52-53
Commercial/Private Residence	273-275	Main Street	116.01	93
Commercial/Private Residence	274	Main Street	114.01	24
Schneider's Hardware	276	Main Street	114.01	24.01
Commercial	279	Main Street	116.01	96
Commercial/Private Residence	283	Main Street	116.01	97
Commercial/Private Residence	285	Main Street	116.01	98
M. Rosenbaum Building	288-290	Main Street	114.01	19.01
Washington School	289	Main Street	125.01	40
Commercial/Private Residence	292-294	Main Street	114.01	18
Holy Trinity Episcopal Church	315	Main Street	125.05	1
Private Residence	348	Main Street	113.03	8
Commercial	354	Main Street	113.03	10
Commercial	366	Main Street	113.03	14
Private Residence	409-411	Main Street	125.03	40.02
Private Residence	410	Main Street	113	262
Commercial/Private Residence	412	Main Street	113.01	261
Commercial/Private Residence	414	Main Street	113.01	260
Commercial	439	Main Street	125.03	45.05
Commercial	441	Main Street	125.03	45.06
West Orange Pharmacy	443	Main Street	125.03	45
Commercial	47	Park Avenue	65	1
Edison Middle School	75	William Street	125.02	20

During September 2014, Hunter Research undertook fieldwork, historical background research, data entry, and survey form and report preparation. NJHPO base survey forms with building attachments were completed for all properties, and eligibility attachments were completed for selected properties identified as potentially eligible to the New Jersey and National Register of Historic Places on an individual basis or as key contributing properties within a potential historic district. All survey forms were supported by graphic information consisting of site photographs and location maps. The best overview photograph of a property was attached to the MS Access generated survey form and additional photographs provided in digital format keyed to the property address.

Research biases encountered during the work were minimal, and mostly a result of constraints presented by an accelerated schedule and firm deadline of September 30, 2014 to meet the terms of the grant. Due to the accelerated schedule, original archival research was limited.

An anticipated bias was that the survey was conducted from the public right-of-way with no or very limited access to the rear or interior of privately owned properties. Hunter Research staff did not enter private properties unless invited by owners. During fieldwork, staff carried a letter of introduction on township letterhead. This letter was given to residents who expressed interested in the project. Often staff interacted with members of the public interested in sharing their knowledge of the township's history.

Due to the time of year, vegetation was a challenge when photographing some properties from the public right of way. In several instances photographic coverage was less than optimal due to trees and bushes. Greater access to private property might have provided better photographic coverage and additional information on finishes, architectural integrity and dates of construction and alteration, but was not considered essential to the goals of the survey. Some inaccuracies in building descriptions and materials may have been introduced due to the inability of surveyors to approach some buildings that were back from the streets.

Background research took place in local archival repositories, principally the West Orange Public Library (New Jersey Collection) and the Newark Public Library (The Charles F. Cummings New Jersey Information Center). Also consulted were the New Jersey State Library (Jerseyana Collection) and the survey files of the New Jersey Historic Preservation Office, both in Trenton. It was determined early in the study that the West Orange Township Tax Assessor's office had not retained old tax cards or other data that would be particular helpful in assessing the history of individual properties. Research was supplemented by on-line resources such as GenealogyBank.com (historic newspapers) and other databases.

C. DEFINITIONS

The information generated by this survey was considered in terms of the criteria of evaluation, the guidelines established for making determinations concerning National Register eligibility, as outlined by the U.S. Department of the Interior, National Register Program in 36 CFR 60.4:

"The quality of significance in American history, architecture, archaeology, engineering, and culture is present in 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 persons significant 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 prehistory or history."[2]

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historic significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance."

The definitions and procedures for local designation of historic landmarks and districts in the Township of West Orange are contained in Chapter 25-30 of the township's ordinances. Specifically, the National Register Criteria for designation are incorporated by reference in subsection 25-30.3(b).[3]

There are some areas of the township's historic preservation ordinance, however, that do differ from the National Register criteria, specifically when defining historic districts. Under Chapter 25-30.1(b), a historic district is defined by the township as:

> Historic District shall mean one (1) or more historic sites, buildings, structures or objects and contiguous or surrounding property significantly affecting or affected by the quality and character of such sites, buildings, structures or objects.
>
> A Type I Historic District shall mean one in which fifty (50%) percent or more of the individual buildings or structures comprising the District are more than fifty (50) years of age.
>
> A Type II Historic District shall mean one in which less than fifty (50%) percent of the individual buildings or structures comprising the District are more than fifty (50) years of age.[4]

The National Register does not use Type I or II definitions, nor does it provide for numerical or percentage based analysis. The purpose of Type I and II definitions in the township ordinance is to regulate land use of properties less than 50 years old in historic districts. Under Chapter 25-30.4(c) certain properties less than 50 years old are exempted from certificates of appropriateness in districts where less than 50% of the individual properties comprising are considered historic. This said, there are currently no locally designated historic districts in West Orange Township, although the Township's 2010 Master Plan Update noted that "there are some [unspecified] areas that could qualify."[5]

The National Register, however, is fairly specific in its guidelines for defining historic districts:

> *"Types of Features*. A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.
>
> A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of non-contributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.
>
> *Geographical Boundaries.* A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.
>
> *Discontiguous Districts.* A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by non-significant areas. A discontiguous district is most appropriate where: elements are spatially discrete; space between the elements is not related to the significance of the district; and visual continuity is not a factor in the significance.[6]

Throughout this document, the National Register Criteria and guidelines have been consistently applied to define historic districts and individual buildings as eligible or not eligible for listing on the National and State Registers of Historic Places and the Township of West Orange's List of Designated Landmarks.

Within any geographic areas that have been identified as potential historic districts, the terms key contributing, contributing and non-contributing have been used per National Register guidelines and standard professional practice.

A key contributing property is a term used in historic districts to identify properties over 50 years old that have high levels of significance and integrity and that also meet the National Register Criteria for individual distinction.

A contributing property is a property over 50 years old that may not have individual distinction but that achieves significance as a constituent part of a whole potential historic district and its historic context.

A non-contributing property is either a property less than 50 years old or a property over 50 years old that has had such significant alterations to its historic integrity that it no longer makes a contribution to the character or significance of the historic district.

D. SURVEY BOUNDARIES

The St. Cloud neighborhood and Main Street corridor survey areas are located within the limits of the Township of West Orange, Essex County, New Jersey. The survey areas were defined as a general boundary around the 35 and 67 individual discontiguous properties in the St. Cloud neighborhood and Main Street corridors respectively. Technically speaking, both the St. Cloud neighborhood and the Main Street corridor study areas have "fuzzy" boundaries since neither currently exists as a place with officially recognized boundaries.

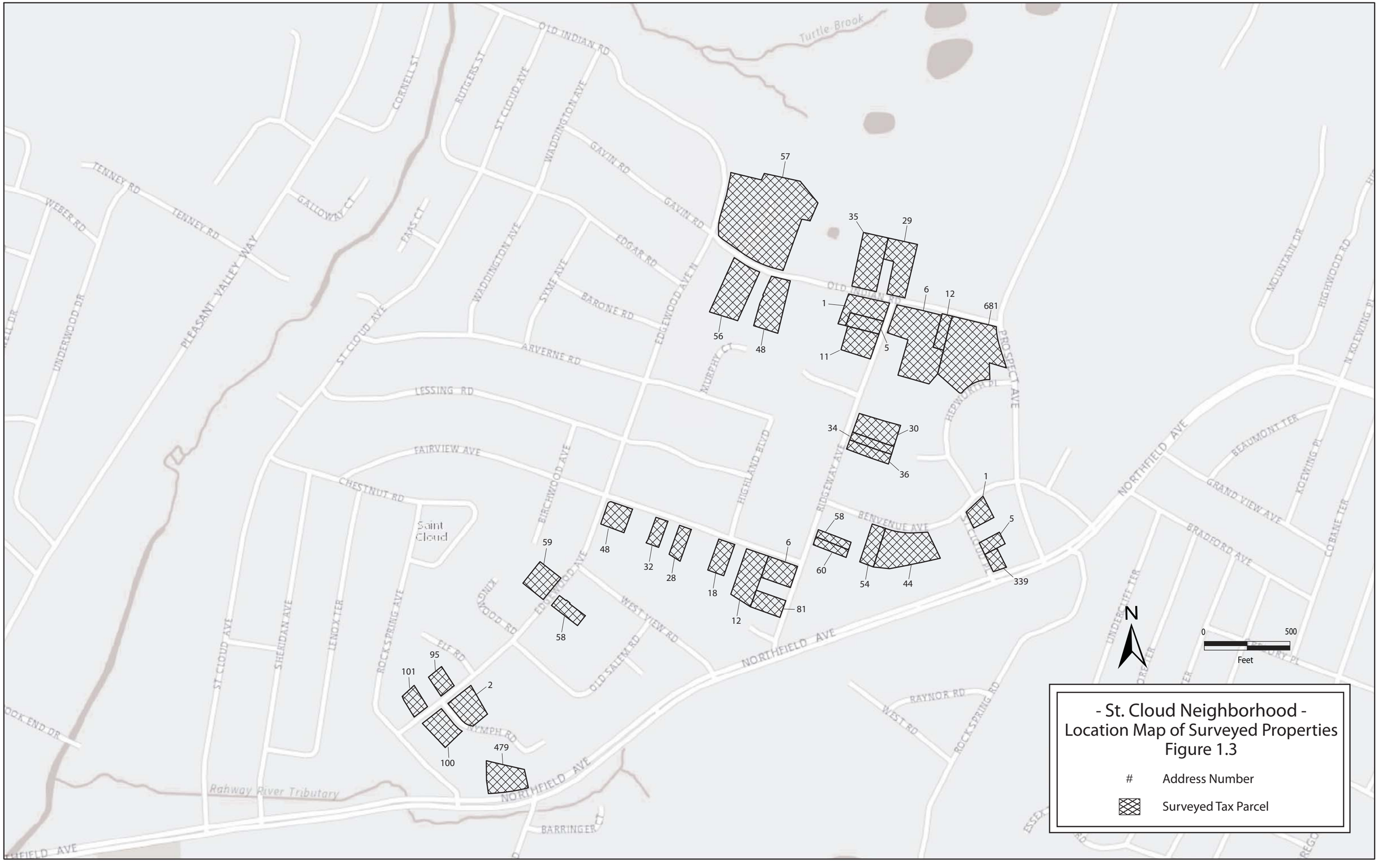
The individually surveyed properties within each survey area have been listed in Tables 1.1 and 1.2 by street address and tax block/lot number. Surveyed tax lots, keyed to the tables, are shown in Figures 1.3 and 1.4. Properties not on the list were not surveyed; however, wider settings were generally assessed for historic district potential where appropriate. Completion of individual survey forms was limited to the list of 102 total properties. The St. Cloud neighborhood and the Main Street corridor contain many additional properties, some more than 50 years old and many less than 50 years old. These properties were not evaluated for contributing/non-contributing status when potential historic districts were identified. Therefore, any boundaries suggested for potential historic districts should be considered preliminary and subject to adjustment based on further background research and survey.

Local residents recognize St. Cloud and Main Street as distinct places based on history and patterns of land use. The St. Cloud residential neighborhood is generally understood to be bounded by Old Indian Road on the north, Prospect Avenue on the east, Northfield Avenue on the south and St. Cloud Avenue on the west. Although Prospect Avenue is now thought of as the eastern boundary of St. Cloud, historically the place name St. Cloud was used in reference to a number of properties located both south of Northfield Avenue in the area of the Rock Spring County Club and further to the northeast in areas now occupied in part by the Essex County Country Club and an area of recreational playing fields associated with the Seton Hall Preparatory School. Many of the earliest and most prominent Victorian country estates, including those of the Marcy, McClellan and Robinson families were located in this latter area (for more information, see Chapter 2).

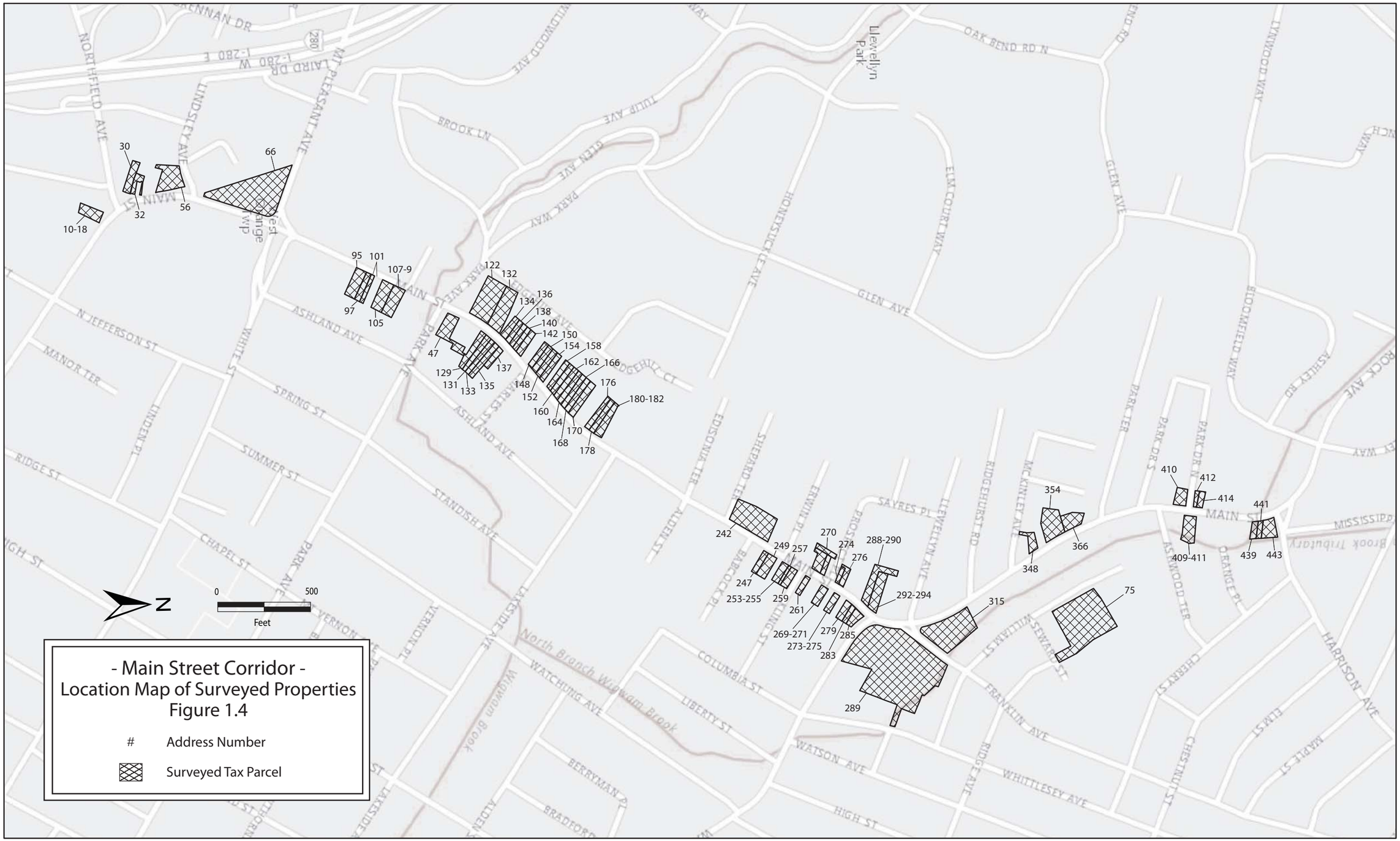
The Main Street corridor is a mixed-use setting extending approximately 1.3 miles along Main Street from the intersection with Northfield Avenue near the City of Orange line northward to Harrison Avenue. Main Street is predominately commercial, but there are many residences and apartment flats above storefronts and the corridor is punctuated by civic institutions including small parks, churches, the municipal government complex and the Thomas Edison National Historical Park. The historic character and density of development varies from end to end, but generally maintains an early to mid-20th-century scale that has come to be associated with "main street" America. The pattern of historic development is disrupted in several locations by modern office buildings and surface parking lots, particularly at the southern end of the corridor between Northfield and Park avenues. Conspicuously, Main Street lacks any semblance of a sharply defined downtown center.

E. CURRENT HISTORIC DESIGNATION STATUS

A review of NJHPO survey files was undertaken in September 2014 for properties in the study areas already determined eligible for or listed in the New Jersey and/or National Registers of Historic Places.



- St. Cloud Neighborhood -
Location Map of Surveyed Properties
Figure 1.3
Address Number
Surveyed Tax Parcel
N
0
500
Feet
Turtle Brook
Rahway River Tributary
Saint Cloud
OLD INDIAN RD
CORNELL ST
RUTGERS ST
ST CLOUD AVE
WADDINGTON AVE
GAVIN RD
TENNEY RD
WEBER RD
GALLOWAY CT
FAAS CT
EDGAR RD
SYME AVE
BARONE RD
EDGEWOOD AVE N
PLEASANT VALLEY WAY
UNDERWOOD DR
ARVERNE RD
LESSING RD
MURPHY CT
HEPWORTH PL
PROSPECT AVE
FAIRVIEW AVE
CHESTNUT RD
BIRCHWOOD AVE
HIGHLAND BLVD
RIDGEWAY AVE
BENVENUE AVE
NORTHFIELD AVE
BEAUMONT TER
GRAND VIEW AVE
BRADFORD AVE
KOEWING PL
COBANE TER
MOUNTAIN DR
HIGHWOOD RD
N KOEWING PL
UNDERCLIFF TER
ROCKSPRING AVE
SHERIDAN AVE
LENOX TER
KINGWOOD RD
WEST VIEW RD
OLD SALEM RD
ELF RD
NYMPH RD
RAYNOR RD
WEST RD
ROCKSPRING RD
BARRINGER CT
57
35
29
1
6
12
681
56
48
11
5
34
30
36
1
5
339
58
60
54
44
6
18
12
81
48
32
28
59
58
95
101
2
100
479


- Main Street Corridor -
Location Map of Surveyed Properties
Figure 1.4
Address Number
Surveyed Tax Parcel
0
500
Feet
N
10-18
30
32
56
66
95
97
101
105
107-9
47
122
129
131
132
133
134
135
136
137
138
140
142
148
150
152
154
158
160
162
164
166
168
170
176
178
180-182
242
247
249
253-255
257
259
261
269-271
270
273-275
274
276
279
283
285
288-290
292-294
289
315
348
354
366
75
409-411
410
412
414
439
441
443
Llewellyn Park
MAIN ST
ASHLAND AVE
GLEN AVE
SAYRES PL
FRANKLIN AVE
WATSON AVE
WHITLESEY AVE
HIGH ST
COLUMBIA ST
LIBERTY ST
WATCHUNG AVE
North Branch Wawayanda Brook
Wawayanda Brook
HONESDALE AVE
ELM COURT WAY
OAK BEND RD N
BROOK LN
TULIP AVE
PARK WAY
PARK AVE
WHITE ST
N JEFFERSON ST
MANOR TER
SPRING ST
SUMMER ST
STANDISH AVE
CHAPEL ST
RIDGE ST
LINDSLEY AVE
NORTHFIELD AVE
W PLEASANT AVE
I-280 W
I-280 E
LAIRD DR
Z80
BLOOMFIELD WAY
LYNWOOD WAY
ASHLEY RD
ROCK AVE
PARK TER
PARK DR S
PARK DR N
ASHWOOD TER
ORANGE PL
CHERRY ST
CHESTNUT ST
ELM ST
MAPLE ST
HARRISON AVE
RIDGEHURST RD
RIDGE AVE
MCKINLEY AVE
WILLIAMS ST
SEWARD ST
LAKESIDE AVE
VERNON PL
ALDEN ST
BERRYMAN PL
BRADFORD
EDSONIA TER
SHEPARD TER
FAIRMOUNT PL
BADCOCK PL
LUNG ST
PRESCOTT PL
LEWELLYN AVE
MISSISSIPPI
Brook Tributary

St. Cloud Neighborhood – Within the St. Cloud neighborhood study area, there are currently no historic properties designated at the state or federal level. The house at 48 Fairview Avenue, a fine example of Second Empire-style architecture that was constructed in 1871, was designated a local historic landmark in 2013.[7]

Main Street Corridor – Within the Main Street corridor, there are currently two (2) historic districts and three (3) individually listed or eligible historic buildings/sites recognized by the NJHPO.

The Thomas Edison National Historical Park on Main Street between Alden and Lakeside streets was entered into the National Register of Historic Places in 1966, among the first places in the nation to receive such designation in recognition of the nationally significant technological accomplishments of Thomas A. Edison. A formal nomination, however, was not prepared until 1978.[8] The Thomas Edison National Historical Park is also a West Orange Township Historic Landmark.

The 422-acre Llewellyn Park Historic District has its main entrance and historic gatehouse on Main Street opposite Park Avenue with the historic suburban development extending westward away from Main Street on the eastern slope of First Mountain. The district was listed on the State Register in 1985 and on the National Register in 1986.[9] A review of this nomination found that two of the properties in this 2014 planning survey – the Victorian dwellings at 122 Main Street and 132 Main Street – are already listed contributing properties within the Llewellyn Park Historic District. The Llewellyn Park Gatehouse is a West Orange Township Historic Landmark; however, there is no locally designated historic district.

St. Mark's Episcopal Church at 13 Main Street at the southern end of the Main Street corridor was listed on the State and National Registers in 1977.[10] The handsome brownstone church was built in 1823 but has undergone substantial changes including redesign in the Gothic Revival style in 1851 and again in 1869, the latter undertaken by architect Richard M. Upjohn who excelled in this style of ecclesiastical architecture. St. Mark's is also a West Orange Township Historic Landmark.

The Edison Storage Battery Company Building at 177 Main Street was listed on the State Register in 1995 and on the National Register in 1996.[11] This square-block complex of four reinforced-concrete "daylight" factories was built from 1909 to 1914. Sadly, designation has not prevented the demolition of two of the four buildings. The area where the two buildings stood is currently an empty brownfield.

Fire Station West Orange House Company No. 2 at 92 Washington Street near the intersection with Main Street was opined eligible for the State and National Registers by the NJHPO in 1977. This two-story, three-bay, Classical Revival-style, brick fire station was designed by architect John J. Lamb.[12]

F. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

Basic starting points for understanding West Orange's heritage include: Stephen Wickes's *History of the Oranges, in Essex County, New Jersey, from 1666 to 1806* (1892); Henry B. Whittemore's *The Founders and Builders of the Oranges* (1896); David Lawrence Pierson's *History of the Orange's to 1921* (1922); Samuel Crane Williams's *Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937* (1937); Victor Zakrzewki and Nora Kallen's *A History of West Orange* (1976); and Joseph Fagan's *West Orange* (2009) and *Stories of West Orange* (2014). Some county histories also contain chapters on the history of the township and provide some broader context for understanding the development of West Orange in relation to

neighboring municipalities, for example, William H. Shaw's *History of Essex and Hudson Counties, New Jersey* (1884) and Lewis Historical Publishing Company's *Biographical and Genealogical History of the City of Newark and Essex County* (1898) and *The Municipalities of Essex County, New Jersey, 1666-1924* (1925).

Cartographic materials are among the richest of resources for understanding the patterns of suburban development in the Township of West Orange. Particularly useful are the sequential maps published by various authors from the 1850s to 1930s: Sidney's *Map of Essex County* (1850); Walling's *Map of Essex County* (1859); Mirick's *Guide Map of Essex County* (1877); Pidgeon's *Atlas of Essex County* (1881); Robinson's *Atlas of Essex County* (1890); Sanborn Insurance Company's *Insurance Maps of West Orange* (1895, 1912); Mueller's *Atlas of the Oranges* (1904); and the Franklin Survey Company's *Atlas of East Orange, Orange, and West Orange*(1932). These maps have been the principal sources of information for establishing dates of construction and ownership of the properties in the survey. Historic aerial photographs have also provided important information for dating properties and observing changes in the landscape from the early 1930s to the present.[13]

With regard to previous architectural survey data specific to the Main Street corridor, the principal source of information is Acroterion's West Orange Historic Sites Survey (1992). This survey provides a list of properties and brief architectural descriptions, plus survey forms and eligibility recommendations for a few of the more prominent properties (e.g., Edison School, Washington School, J.E. Schlachter House and the Municipal Building), but little in the way of in-depth historical context or synthesis of data.

A somewhat greater degree of previous architectural survey data is available for the St. Cloud neighborhood. The same Acroterion survey of 1992 identified St. Cloud as a potential historic district with the comment, "Outside of Llewellyn Park, St. Cloud represents the most visually consistent neighborhood with a chronological center dating from just after the Civil War."[14] This planning document, however, provided only a brief historical context and somewhat vaguely defined boundaries. A large number of properties were excluded because of a period of significance terminating "about 1910." Acroterion identified five properties in the St. Cloud section of Edgewood Avenue as being in a separate Rock Spring Park Historic District, creating a potential source of confusion.

In 1998, the West Orange Township HPC commissioned a follow-up survey of St. Cloud by Historic Preservation & Illumination (HP&I). This study offered a substantive historic context and lengthier architectural descriptions for 28 properties. HP&I recommended a potential historic district and extended Acroterion's period of significance from 1910 to about 1935 to encompass a greater number of properties.[15] Available copies of the report, however, do not include boundary maps or inventories of non-contributing resources, nor does the HP&I report provide an evaluation of historic district integrity, critical due to the large number of post-1935 dwellings in St. Cloud. A follow-up study conducted by Richard Grubb & Associates in 1999 recommended expanding the potential St. Cloud historic district to include select properties on Edgewood Avenue (those same properties identified as the Rock Spring Park Historic District by Acroterion in 1992), but excluded others on Edgewood because of post-1935 dates of construction.[16] These exclusions would have created an almost 0.25-mile (three-block) gap between the historic properties, raising unresolved questions about integrity of setting and visual continuity among architectural resources. The recommendations of HP&I and Grubb were not acted upon by the township due to objections from some property owners. Nonetheless,

these prior surveys by Acroterion, HP&I and Grubb provide useful data for updating the historic evaluation of properties within the St. Cloud neighborhood.

Endnotes

1 Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey; Historic Preservation & Illumination, LLC, Historic and Architectural Properties of the St. Cloud Area, West Orange, New Jersey (prepared for the West Orange Historic Preservation Commission, July 1998), on file, West Orange Historic Preservation Commission, West Orange, New Jersey.

2 *Code of Federal Regulations, 36 CR 60.4, Criteria for Evaluation* (2012), on line at www.gpo.gov/fdys/pkg/CFR 2012-title36-vol1/xml/CFR-2012-title36-vol-sec60-4.xml [accessed September 2014].

3 West Orange Township, *Revised General Ordinances of the Township of West Orange* (2012), on line at www.westorange.org/ document center/view/550 [accessed September 2014].

4 Ibid.

5 Township of West Orange Planning Board and Susan Borg, 2010 Master Plan Update (June 2, 2010), p. 80, on file at West Orange Township Planning Department, West Orange, New Jersey.

6 U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: 2002), on line at www.nps.gov/nr/publications/bulletins/nrb15 [accessed September 2014].

7 Gregory T. Tierno, Township of West Orange Landmark Designation Report, 48 Fairview Avenue (Block 159-08/Lot 39), Township of West Orange, Essex County, New Jersey, (2011), on file, West Orange Historic Preservation Commission, West Orange, New Jersey.

8 Anne Booth, National Register of Historic Places Inventory – Nomination Form, Edison National Historic Site (January 1978), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

9 Robert P. Guter, National Register of Historic Places Inventory – Nomination Form, Llewellyn Park Historic District (1984), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

10 Joseph Esposito, National Register of Historic Places Inventory – Nomination Form, St. Mark's Episcopal Church (1976), on file, New Jersey Historic Preservation Office, Trenton, New Jersey.

11 Janet Foster, National Register of Historic Places Nomination Form, Edison Storage Battery Company Building (1995), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

12 New Jersey Historic Preservation Office, Eligibility Property Worksheet, Fire Station West Orange House Company No. 2 (2001), on file, New Jersey Historic Preservation Office, Trenton, New Jersey.

13 NETR Online, *Historic Aerials*, on line at www.historicaerials.com [accessed September 2014].

14 Acroterion (1992), Inventory No. 0722-C11, n.p.

15 Historic Preservation & Illumination, pp. 1-25.

16 Richard Grubb to Susan Borg, Re: St. Cloud Historic District, 22 March 1999, on file West Orange Township Historic Preservation Commission, West Orange, New Jersey.

Chapter 2

HISTORICAL BACKGROUND

A. WEST ORANGE TOWNSHIP

The eastern section of the modern-day Township of West Orange, extending east from the foot of First Mountain, was originally part of the Newark tract, purchased by Robert Treat from the Hackensack Indians on July 11, 1667. The mountain portion of the township lay within the westerly expansion of the Newark tract that was bought from the Winacksop and Shenaktos Indians in March of 1678.[1]

In 1693, in the initial municipal subdivision of Essex County, all of the land now encompassed by West Orange Township became part of Newark Township and remained so until 1806 when it was included in the newly formed Orange Township. Orange Township became Orange Town in 1860. In 1862, a portion of Orange Town was combined with parts of Caldwell and Livingston Townships to form Fairmount Township. Fairmount and another adjoining piece of Orange Town were combined in 1863 to create what is today's West Orange Township. In 1900, the township became formally known as West Orange Town, but reverted to West Orange Township in 1980.[2]

Colonial settlement spread westward from the small nucleated towns of Newark and Second River (Belleville) and mostly comprised farmers and their families relocating from New England. The lowland extending east from First Mountain to the Passaic River soon supported numerous prosperous farms whose fields were drained by the First and Second Rivers. Limited agriculture also took place in the narrow valley separating the First and Second Mountains, along the Rahway and Peckman rivers, which drained respectively south and north. The mountain ridges themselves remained largely wooded, with numerous wood lots supplying the lowland farms with fuel and building materials. The population was sparse and dispersed among the widely separated farms. Among the early settlers in the area now known as West Orange were the Williams, Harrison, Nutman, Crane, Ball and Walls families, of whom the Williamses were the most prolific.[3]

Throughout the 18th century the economic output of farms in Newark Township was closely tied to markets in the town of Newark and ultimately New York City. A network of roads gradually developed with a major route running from south to north from Elizabethtown to Newark and along the Passaic Valley through Second River and Aquackanonk. From this route a series of roads headed west across the First and Second Watchung ridges providing access to the hinterland, while a secondary route ran from south to north along the eastern base of First Mountain. This transportation network is shown clearly on John Hills *A Sketch of the Northern Parts of New Jersey* prepared in 1781 (Figure 2.1). The area of present-day West Orange Township was served by an east-west road that corresponds to today's Main Street (in Orange), Northfield Avenue and Northfield Road. The north-south route along the base of First Mountain corresponds to Valley Road and Main Street (in West Orange).

The Hills map, produced during the Revolution for the British from the relative safety of New York City, shows the continuing dispersed and agricultural character of the 18th-century landscape. Many of the farming families were Loyalists, including the Williamses who gave their name to the neighborhood known as Tory Corner. The area surrounding

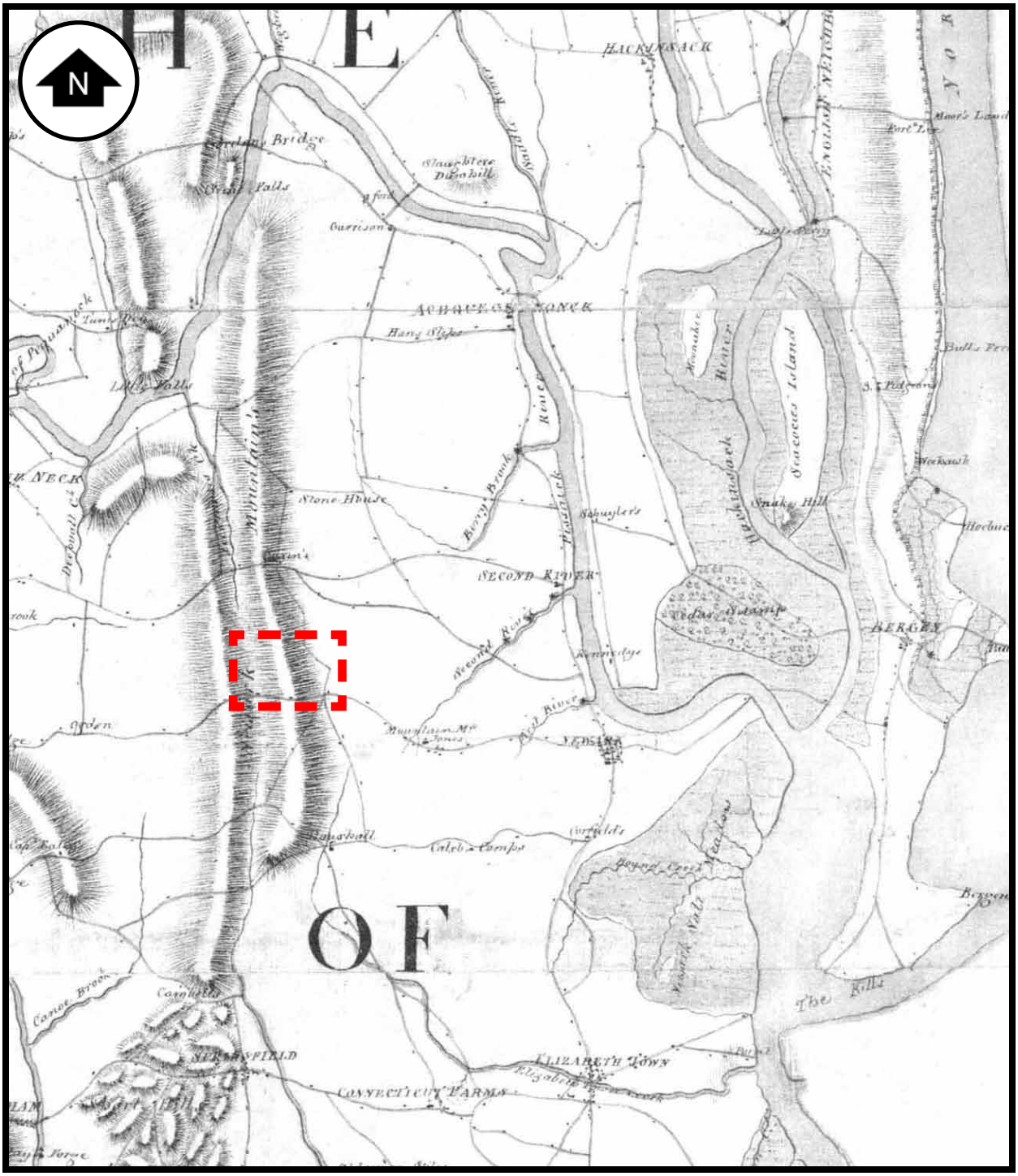


Figure 2.1. Hill, J. *A Sketch of the North Parts of New Jersey.* 1781. Scale: 1 inch = 3 miles (approximately). Location of study areas indicated.

Newark Bay remained very much within the orbit of British-controlled New York City throughout the Revolutionary War years. [4]

Orange Town, which included most of what later became the various Orange municipalities of today, remained largely agricultural and lightly settled into the mid-19th century. Although slightly west of the main transportation corridor passing through Essex County, it was nevertheless the expansion of the regional railroad network that finally propelled population growth and the development of suburban communities in Orange and its surrounding area. The Morris and Essex Railroad was extended west along Main Street in Orange in the late 1830s and spurred the emergence of Llewellyn Park in the 1850s, just before West Orange took on its own municipal existence. More suburban growth and limited industrial development followed the completion of a branch of the Erie Railroad into West Orange in the late 1870s, and this line proved to be an essential prerequisite for the Edison laboratories. The crystallizing of West Orange as a wealthy New York metropolitan suburb characterized by mineral springs, fresh air and spacious country homes with fine views occurred in the latter half of the 19th century and accelerated into the early 20th century with the coming of the automobile. The private car provided a level of access to the mountain ridges for home building purposes that could not be gained by the railroads.

As West Orange evolved from its rural colonial roots into a suburban residential community, it met population growth with expansion of public services, including schools, water, sewer and fire and police services. Buildings and infrastructure to meet these demands was built and then progressively upgraded. With its railroad connections and proximity to the Newark and City of Orange and railroad connections, the area along Valley Road to the east of First Mountain was the prime location for town hall, schools and most businesses. These facilities, spread out along a more than mile-long stretch of the street, however, never coalesced into a downtown center, likely because of the pull of downtown Orange and Newark, which were but a short distance by streetcar from the 1870s onward and by automobile at a later date.

The evolution of West Orange as a residential suburb can be traced by statistics of population growth. In 1870, the township's population was 2,106. Over the next six decades, U.S. Census data shows that the decennial rate of population growth was an average of 44 percent, so that by 1930 population was 24,327. Growth slowed during the Great Depression of the 1930s, but accelerated again in the late 1940s and 1950s, reaching by 1960 a population of 39,895. Most the township's housing stock dates from this nearly century-long period of rapid population growth and suburbanization from the 1870s to the 1960s. The township exhibits many land-use patterns associated with suburbanization including discrete subdivisions, each with their own periods of development and architectural character; parks, churches and schools located to serve various suburban neighborhoods; and cultural and social institutions such as fraternal organizations and country clubs. Growth has been slower since the 1960s with the township actually measuring slight population declines in the 1970s and 1980s. Today the population stands at approximately 46,602.[5]

B. ST. CLOUD NEIGHBORHOOD

As late as the 1850s, on the eve of the American Civil War, the area that would become known as St. Cloud remained a sparsely populated area of farms and scattered houses on the rocky slopes of First Mountain. The J.C. Sidney *Map of Essex County*, published in 1850 (Figure 2.2), and the H.F. Walling *Map of Essex County*, published in 1859 (Figure 2.3), depict this rural landscape just to the west of the ridge of First Mountain. In addition to showing a few scattered buildings, many in the possession of the Williams

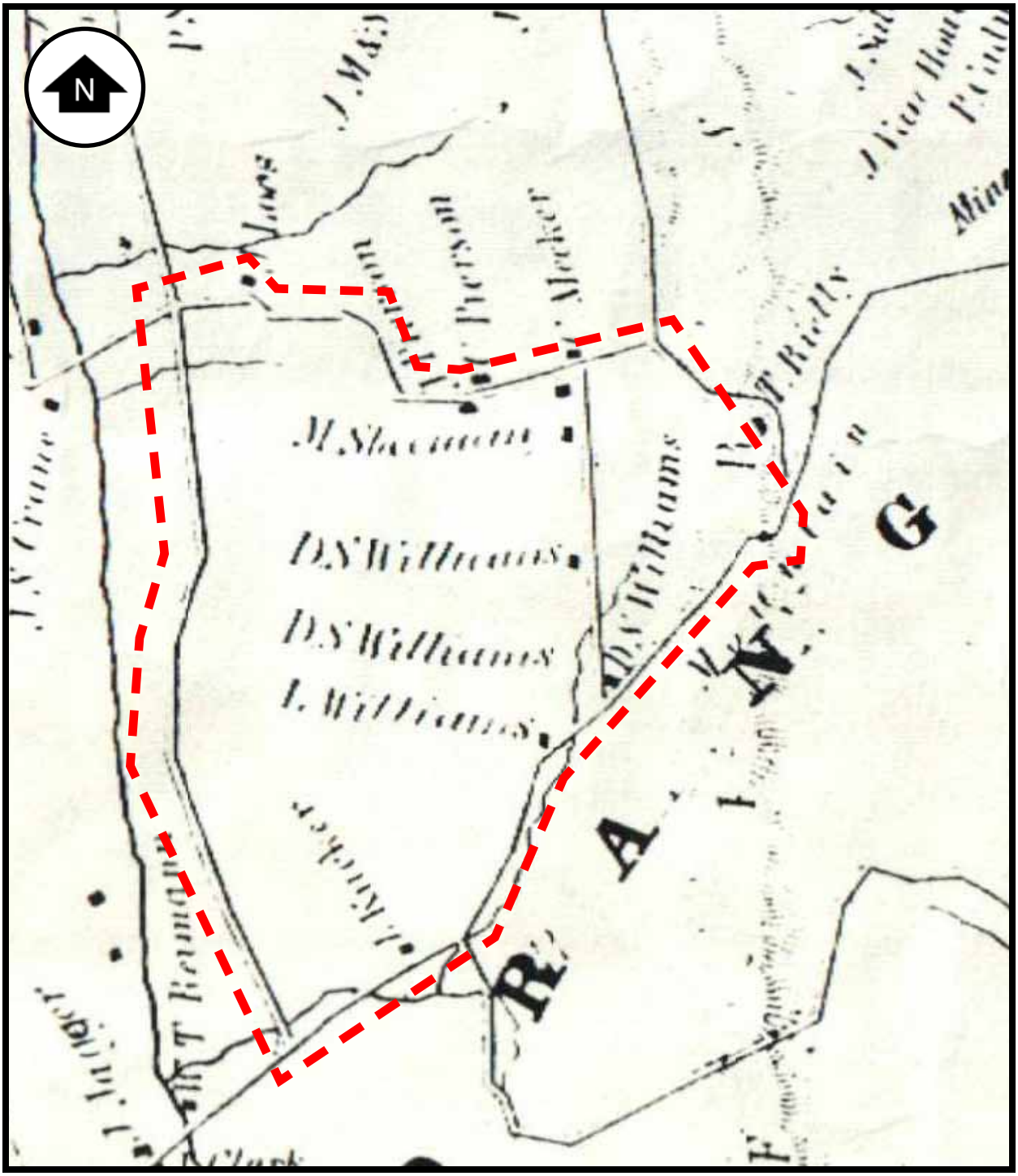


Figure 2.2. Sidney, J.C. *A Map of Essex County, New Jersey.* 1850. Scale: 1 inch = 1,360 feet (approximately). Location of St. Cloud study area indicated.

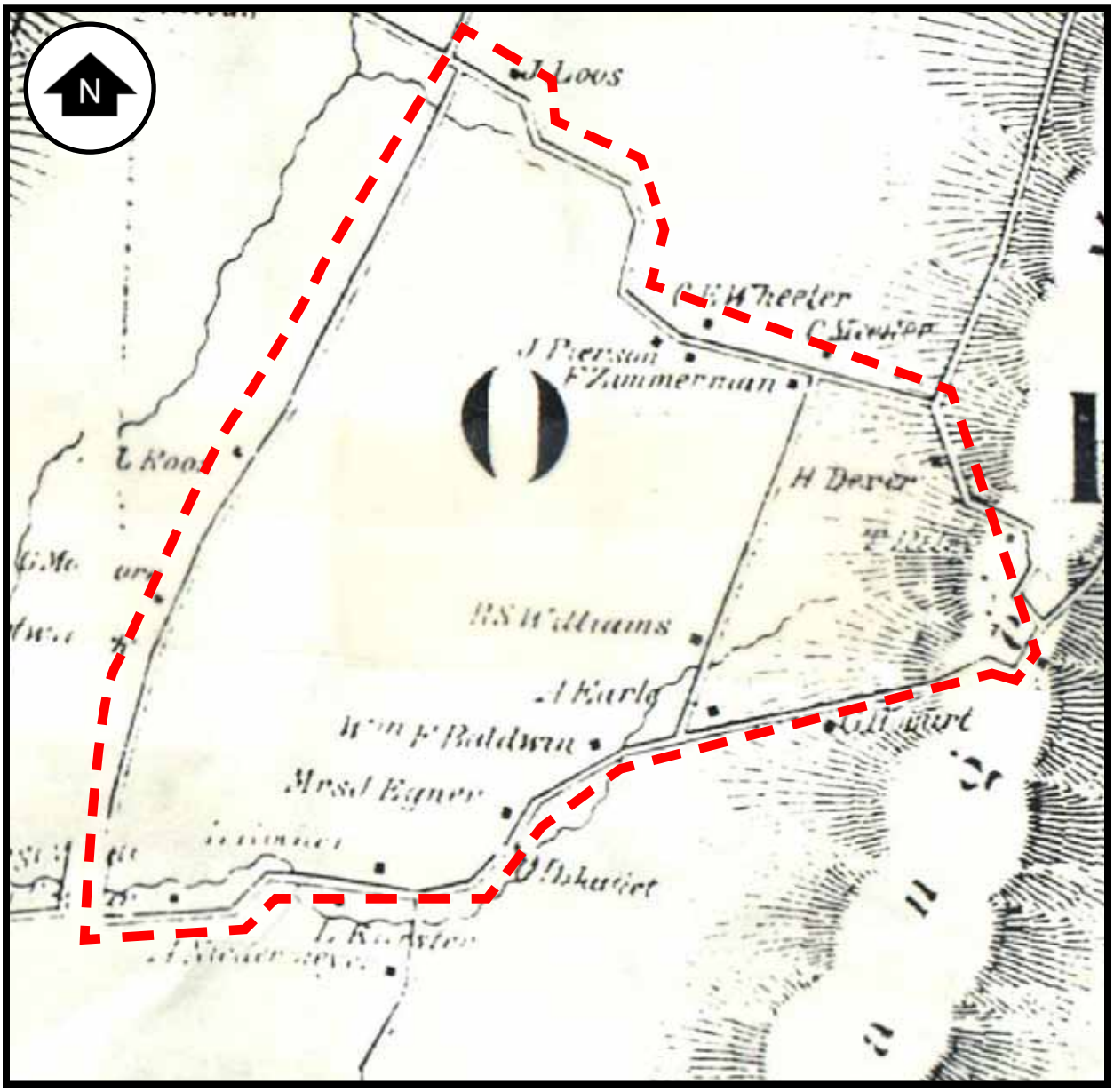


Figure 2.3. Walling, H.F. *Map of Essex County, New Jersey.* 1859. Scale: 1 inch = 1,200 feet (approximately). Location of St. Cloud study area indicated.

family, which had owned considerable property in the area since the colonial period, the maps clearly depict an already well-established pattern of roads defining a roughly triangular shaped area bound to the north by the crooked Mountain Road (later Old Indian Road) and the west by the straighter Swamp Road (later St. Cloud Avenue) and to the southeast by Northfield Avenue. No other roads are shown within the area except the future Ridgeway Avenue forming a connection between Old Indian Road and Northfield Avenue. This pattern of roads remains today as one of the defining features of the St. Cloud neighborhood, although there has been considerable in-filling of this triangular area with suburban development and local street patterns. Of the several houses shown on these maps only the houses of R.S. Williams (6 Fairview Avenue, built in 1859) and of C. Meeker (29 Old Indian Road) are believed to survive today. The Williams house is a handsome Second Empire-style dwelling, a trend setter in the St. Cloud neighborhood. The Meeker house may date to the colonial period and is believed to be associated with the Williams family from an early date; however, later 20th-century additions and modifications in the Colonial Revival taste have obscured the older dwelling.[6]

Traditional West Orange histories credit Doctor Erastus E. Marcy as the first of a series of prominent men to establish homes in the St. Cloud area. Having reached some fame as a homeopathic doctor practicing in New York City, Marcy purchased 200 acres of rugged undeveloped land just a short distance east of Old Indian Road (northwest of where Northfield Avenue curves to the southwest) in 1860. There he constructed a handsome house (non-extant). Marcy's brother, General Randolph Barnes Marcy (1812-1887), a graduate of the U.S. Military Academy and veteran of the Black Hawk expedition of 1832, the Mexican-American War and the Civil War, built an estate adjoining his brother's property a few years later. General Marcy was a close friend of the well known Civil War General George B. McClellan (1826-1885) and served as McClellan's chief of staff during the early campaigns of the conflict. McClellan married his chief of staff's daughter, Ellen, in 1861. Following the bloody Battle of Antietam in September 1862, President Abraham Lincoln dismissed McClellan from his command of the Army of the Potomac for failing to pursue the Confederates. Forced into retirement, McClellan also built an estate, called Maywood (non-extant, demolished 1938), adjacent to the home of his in-laws in West Orange, and also a short distance east of the present St. Cloud study area. McClellan unsuccessfully ran for President of the United States in 1864 and was elected Governor of New Jersey in 1878. He is remembered in West Orange as being a charter and active member of the St. Cloud Presbyterian Church (6 Ridgeway Avenue), established in 1877.[7]

The Marcy and McClellan clan set the tone for the development of upscale country estates and houses in the neighborhood of St. Cloud. Several prominent New York City families including the Browns, Robinsons, Delanos and Hartleys soon followed them to the First Mountain for its fresh air and outstanding views. Facilitating this migration was improved access to New York via railroads, although St. Cloud itself was not served directly by a rail line and the closest stations were one to two miles distant in Orange (by the late 1830s) and at Main Street in West Orange (not until the mid-1870s). Any travel between St. Cloud and the stations required some other transport for the climb up First Mountain, which no doubt limited development to those who could afford the luxury of their own horses and carriages. Several attempts to service St. Cloud with mass transit were short lived. These included a cable car that operated from 1892 to 1895 and a trolley that operated from 1908 to 1914.[8]

Development of country homes and cottages to the west of Old Indian Road began to take place starting in 1864 when Benjamin F. Small purchased the Daniel Williams farm. Shortly thereafter, several new cross streets were laid out including Benvenue

and Fairview avenues (perpendicular to the existing Ridgeway Avenue) and Edgewood Avenue (parallel to Ridgeway), as shown in the W.A. Mirick *Guide Map of Essex County*, published in 1877 (Figure 2.4).[9] Lots were sold and a particularly fine row of Second Empire houses were built on the west side of Fairview Avenue (12, 18, 28, 32 and 48 Fairview Avenue, all extant) Photograph 2.1) along with a slightly more eclectic mix of Shingle Style and Second Empire homes on Ridgeway Avenue (5, 11, 30, 58 and 60 Ridgeway Avenue, all extant). Although stylistically similar, each of these houses varied in form and detail, no doubt reflecting the individual desires of their architects, builders and owners. These properties were not as expansive as the larger estates of the Marcys or McClellans further to the east, but they were nonetheless very fashionable.

The *Essex County Atlas* of 1878 and Roger H. Pidgeon's *Atlas of Essex County* of 1881 provide detailed surveys of St. Cloud with property lots and building outlines (Figures 2.5 and 2.6). One of the striking characteristics of this post-Civil War suburban country home development is the varied size of the lots, clusters of houses on one side of a street but not the other, and intermixing with large estates with landscaped grounds. Several large undeveloped parcels are shown in the hands of a limited number of individuals such as Benjamin F. Small and Mary A. Buchanan, who presumably were holding the developable properties for an economically ripe moment (the Panic of 1873 dampened new housing construction for most of the 1870s). A particularly curious collection of eight closely spaced cottages is shown along a small crossway (the future St. Cloud Place) between Benvenue and Northfield avenues. This crossway appears to have originally been a sort of open-air mall with a billiard room placed its center. Owned by W.J. Fuller no later than 1878, the cottages probably were available as seasonal rentals. One of the cottages, a handsome wood-shingled structure with an inverted T-plan and a wrap-around porch, survives (5 St. Cloud Place).[10]

In the 1870s, two churches – the Church of the Holy Innocents and St. Cloud Presbyterian Church – were built to serve the small but growing population of St. Cloud. The Church of the Holy Innocents (681 Prospect Avenue, extant) was endowed by Douglas and Fanny Monroe Robinson, who owned an estate immediately to the north of Old Indian Road. The church was originally constructed in 1872 on the Robinson estate as a memorial to the Robinsons' daughter Mary, who had died in her youth, and then five years the building was later moved to its current location. None other than Richard M. Upjohn (1828-1903) was engaged as the architect.

Upjohn had a practice in New York City and was best known for his church designs. His father, also Richard Upjohn (1802-1878), almost single handedly popularized the small Gothic-Revival-style church through his commissions and a published book, *Upjohn's Rural Architecture: Designs, Working Drawings and Specifications for a Wooden Church, and Other Rural Structures,* published in 1852. The younger Upjohn joined his father's architectural firm in 1853. Most of the Upjohns' projects were located in the Northeast and they aspired to promote buildings based on a romanticized view of England's medieval past, which they hoped would inspire worshipers. The Upjohns' approach was particularly appealing to Episcopalians.[11]

The Church of the Holy Innocents, an Episcopal edifice, is very characteristic of the younger Upjohn's work, a small board-and-batten chapel drawing inspiration from the country parishes of England. In 1877, the Robinsons donated land at the southwest corner of Old Indian Road and Prospect Avenue and arranged to have the chapel moved from their estate. At the same time the Robinsons were involved in the

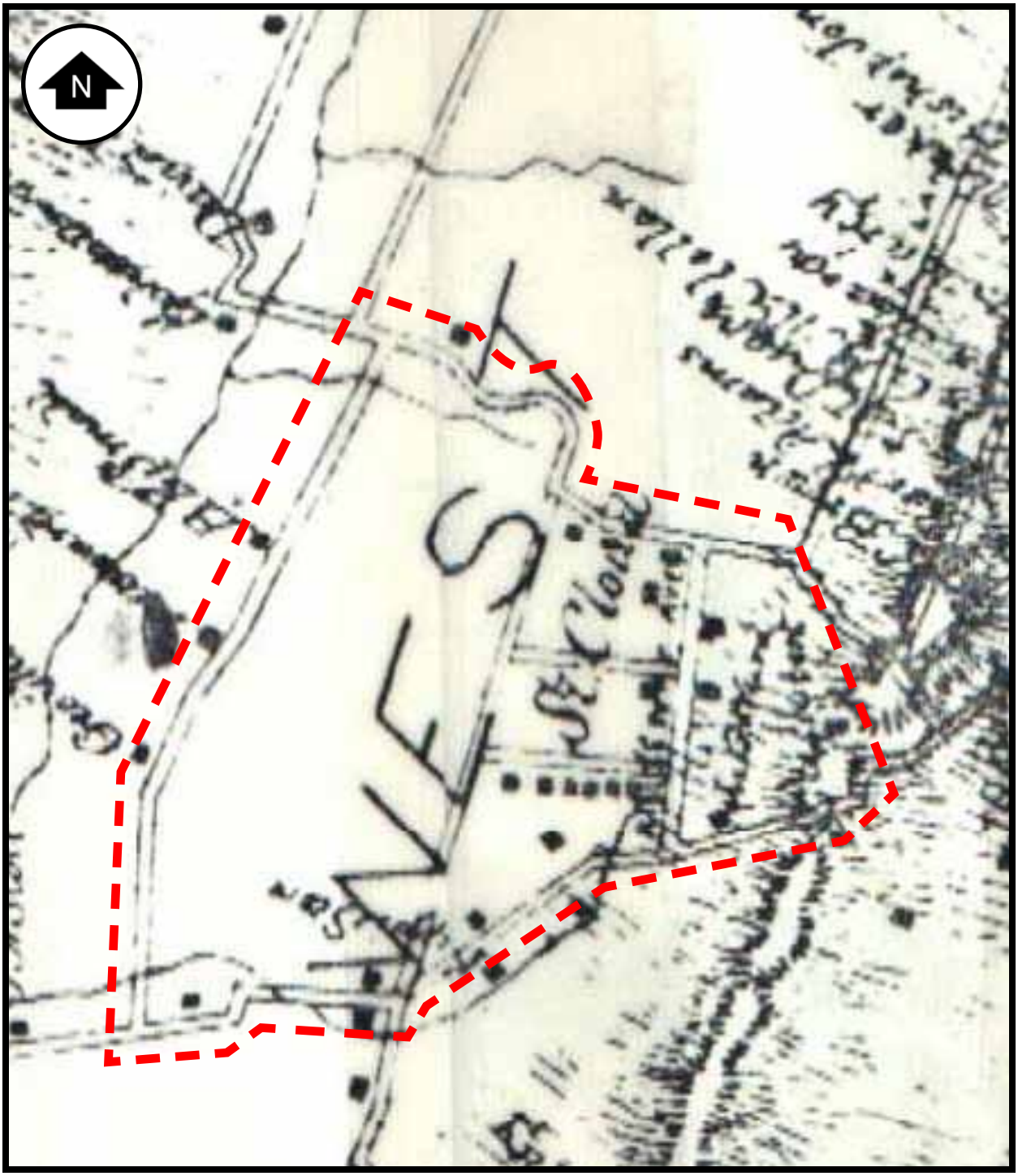


Figure 2.4. Mirick, W.A. *Guide Map of Essex County*. 1877. Scale: 1 inch = 1,330 feet (approximately). Location of St. Cloud study area indicated.

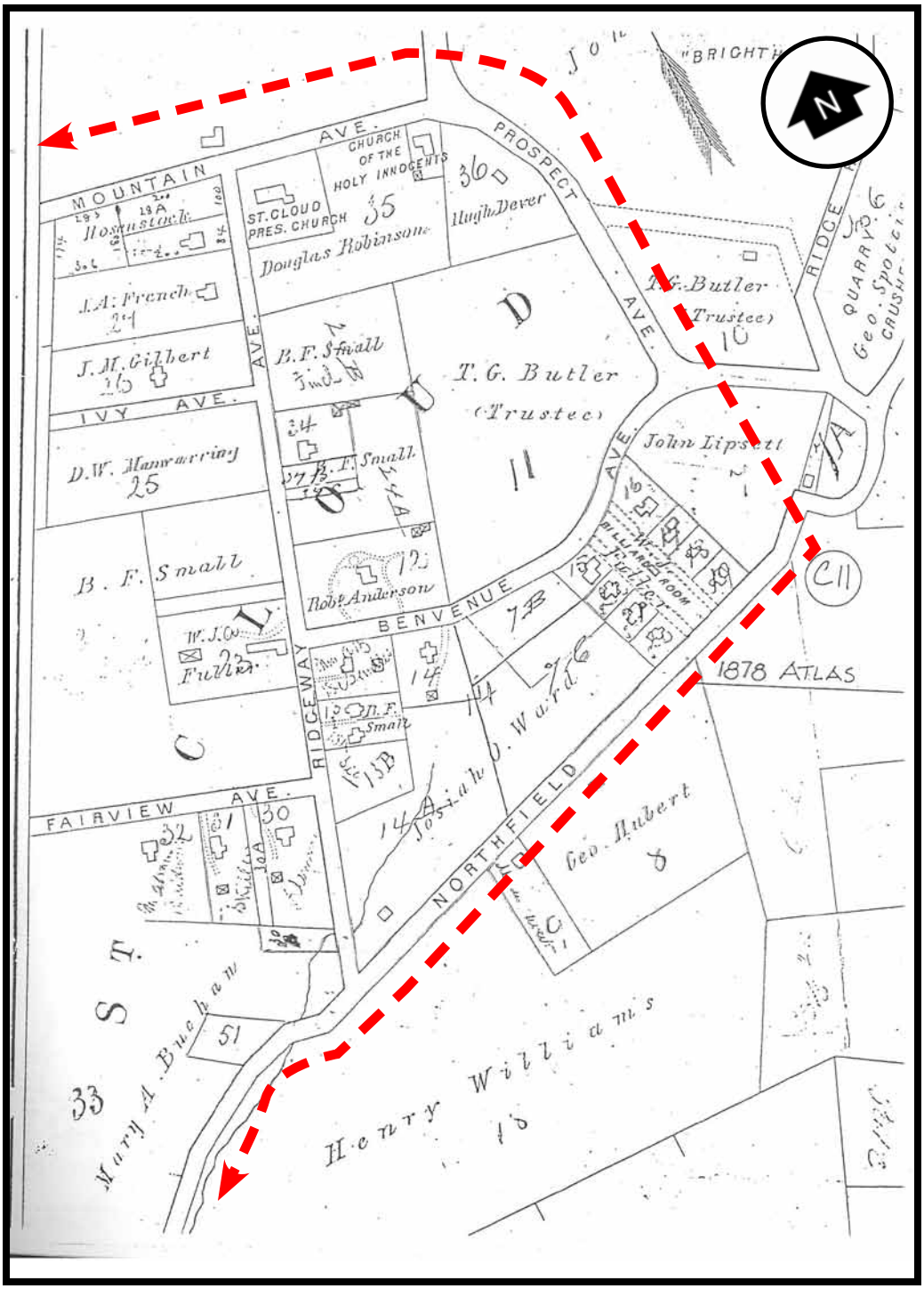


Figure 2.5. 1878 Atlas [from Acroterion, West Orange Historic Sites Survey, 1992]. Scale: 1 inch = 475 feet (approximately). Location of St. Cloud study area indicated.

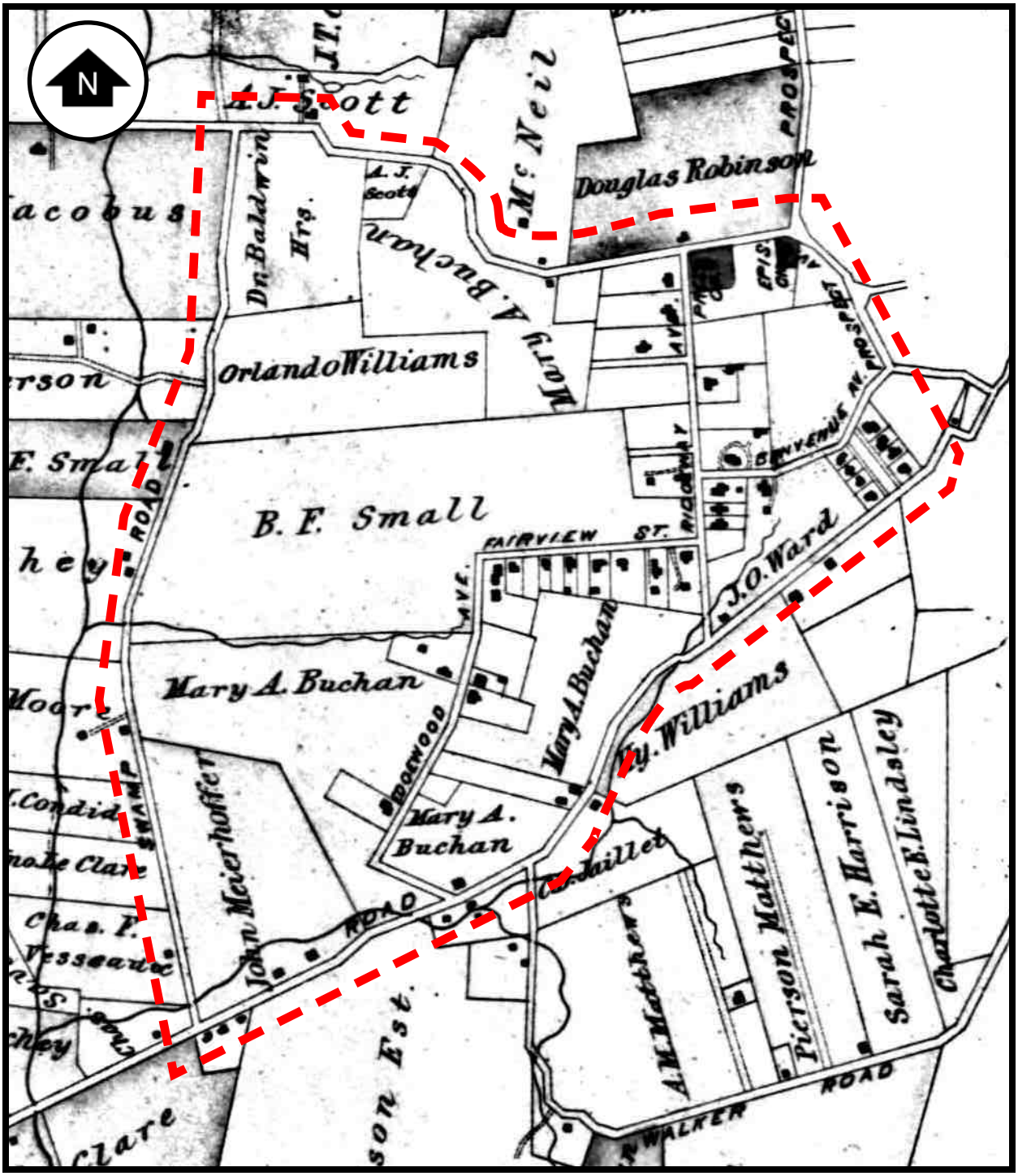
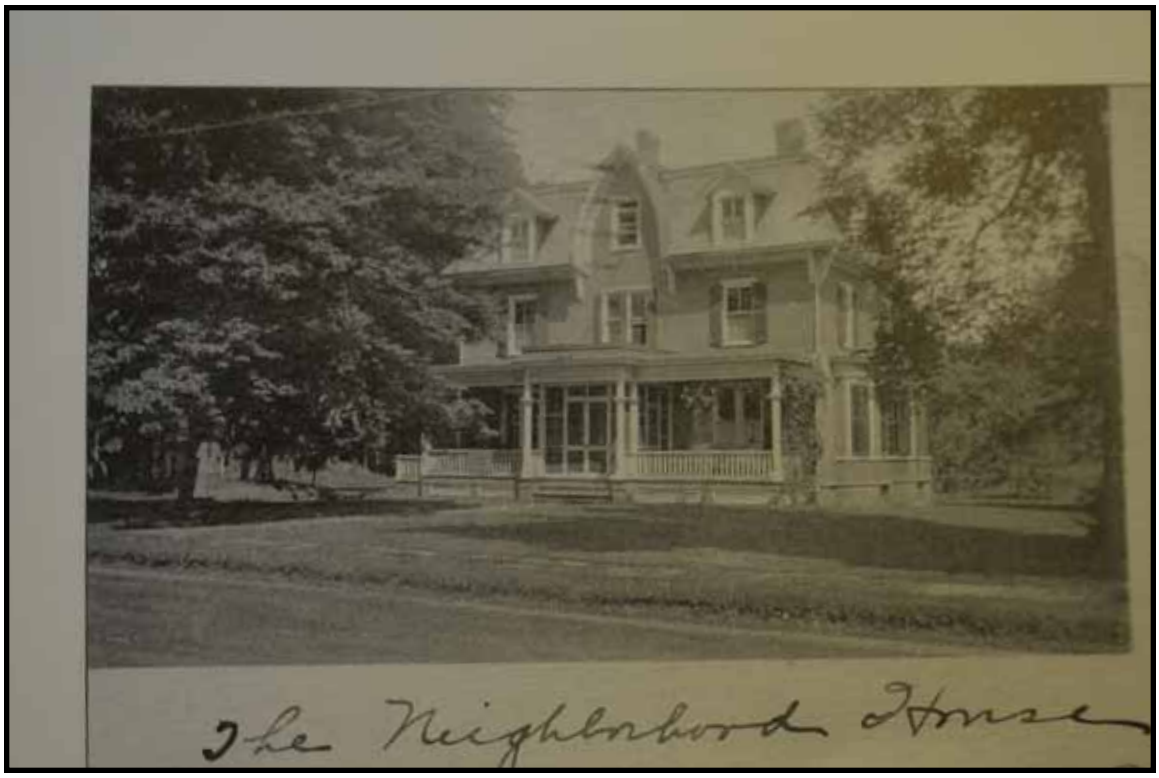


Figure 2.6. Pidgeon, R.H. *Atlas of Essex County.* 1881. Scale: 1 inch = 1,125 feet (approximately). Location of St. Cloud study area indicated.



Photograph 2.1. 18 Fairview Avenue. *Circa* 1900. Built in the 1870s, this house typified the fine Second Empire-style residences on the west side of Fairview Avenue. Source: Fagan 2009.

establishment of the St. Cloud Presbyterian Church (6 Ridgeway Avenue, extant), just down the street from Holy Innocents, suggesting there might have been a falling out with the Episcopalians. At its new location, Holy Innocents was remodeled and a steeple added, but it failed to prosper and shuttered its doors in 1884. Several attempts to reopen the church failed until 1910 when the building was rehabilitated by local residents Thomas Farr and Walter Osborne. In 1920, Dr. Ralph Pomeroy was engaged as vicar and there followed a period of growth and prosperity for the congregation and its Upjohn-designed church.[12]

The St. Cloud Presbyterian Church (6 Ridgeway Avenue, extant) (Photograph 2.2) was built in 1877 to a design by another noted architect, William Appleton Potter of New York City. The handsome brownstone building was erected at the southeast corner of Old Indian Road and Ridgeway Avenue. Potter was highly influenced by the work of Henry Hobson Richardson, for whom the Richardsonian Romanesque style is named. Among Potter's earliest works was Green Library, a distinguished Richardsonian building on the campus of Princeton University. From 1874 to 1877, Potter served as the Supervising Architect of the U.S. Treasury where he oversaw the design of customhouses, courthouses and post offices throughout the country. During the same period, he formed a partnership with Robert Henderson Robertson, producing summer cottages in the elite seaside communities of Newport, Rhode Island, and Oyster Bay, New York. The St. Cloud Presbyterian Church is a Gothic-Revival-style building with steeple, with its use of brownstone perhaps showing the influences of Richardson's work upon Potter and Robertson.[13]

The establishment of the St. Cloud Presbyterian Church was the outcome of several years of discussions among prominent residents of St. Cloud. Many of the residents, including the Marcys, McClellans, Browns, Delanos and Robinsons were devout Presbyterians and took seriously the need for a permanent place of worship. With their backing, the church was created on a firm financial footing and soon became a very prominent public place of gathering for the self-described "Mountain Society." The church not only was a place of worship, but it was used to host other types of events such as dramatic plays and musicals. With the demolition of General George B. McClellan's Maywood in 1938, the church is now West Orange's mostly closely associated surviving building with the famous military hero, governor and presidential candidate.

In 1890, St. Cloud Presbyterian Church acquired the house across the street at 5 Ridgeway Avenue for use as a parsonage. Built in 1865, this exceptional Second Empire-style dwelling had previously been the residence of W.G. Morgan. Due to the two cherry trees in the front yard, the house was dubbed "Twin Cherry Parsonage." Eventually the church complex grew also to include a Sunday school and a manse, constructed in 1910 and 1925 respectively, and both designed by the architectural firm of Delano and Aldrich.[14] The complex has undergone several alterations over the years, including a reorientation of the church's entrance in 1959 by architect H.R. Sounders, but it still retains the High Victorian aesthetic of Potter's original design. Delano and Aldrich also designed the adjacent Men's Clubhouse (12 Old Indian Road, today also known as the Green Mountain Clubhouse), which served as a social gathering spot for the male members of the congregation (Photograph 2.3).

From the 1880s to the 1910s, St. Cloud settled into a period of slow growth and stability. Maps of this period, including *Robinson's Atlas Map of 1890* (Figure 2.7a-b) and Mueller's *Atlas of the Oranges* of 1904 (Figure 2.8a-c),[15] illustrate the modest number of houses that were built as compared to earlier maps from the initial building boom of the mid-1860s to the 1870s. Most of these houses followed the established street pattern on Old Indian Road, Ridgeway Avenue, Fairview Avenue and Edgewood Avenue, filling in

Photograph 2.2. St. Cloud Presbyterian Church, built in 1877 and as it appeared *circa* 1917. Source: Brown 1917, courtesy Newark Public Library.

Photograph 2.3. Men's Clubhouse of the St. Cloud Presbyterian Church, built in 1910 and as it appeared *circa* 1917. Source: Brown 1917, courtesy Newark Public Library.

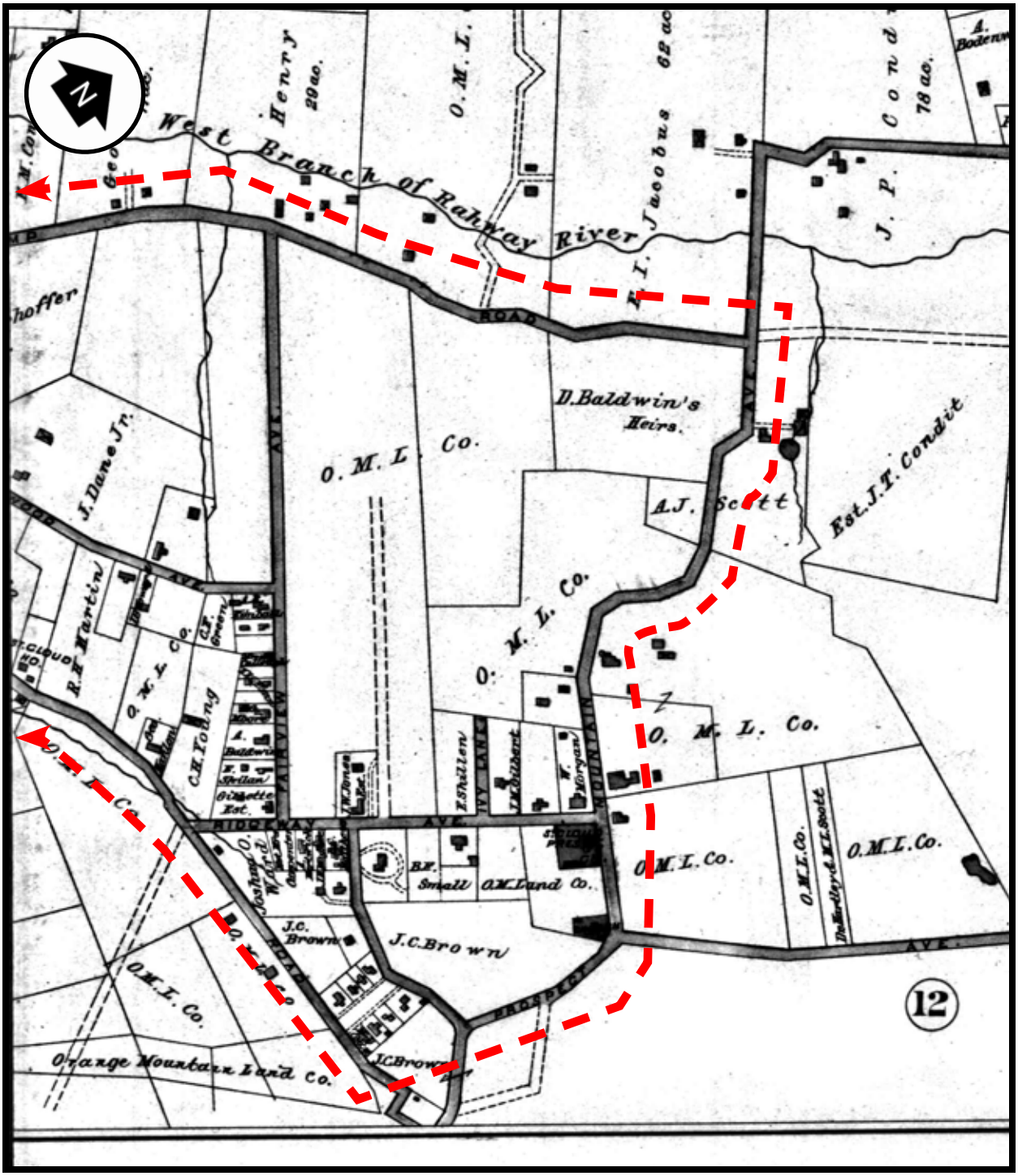


Figure 2.7a. Robinson, E. Robinson's *Atlas Map of 1890*. 1890. Scale: 1 inch = 870 feet (approximately). Location of St. Cloud study area (northeast section) indicated.

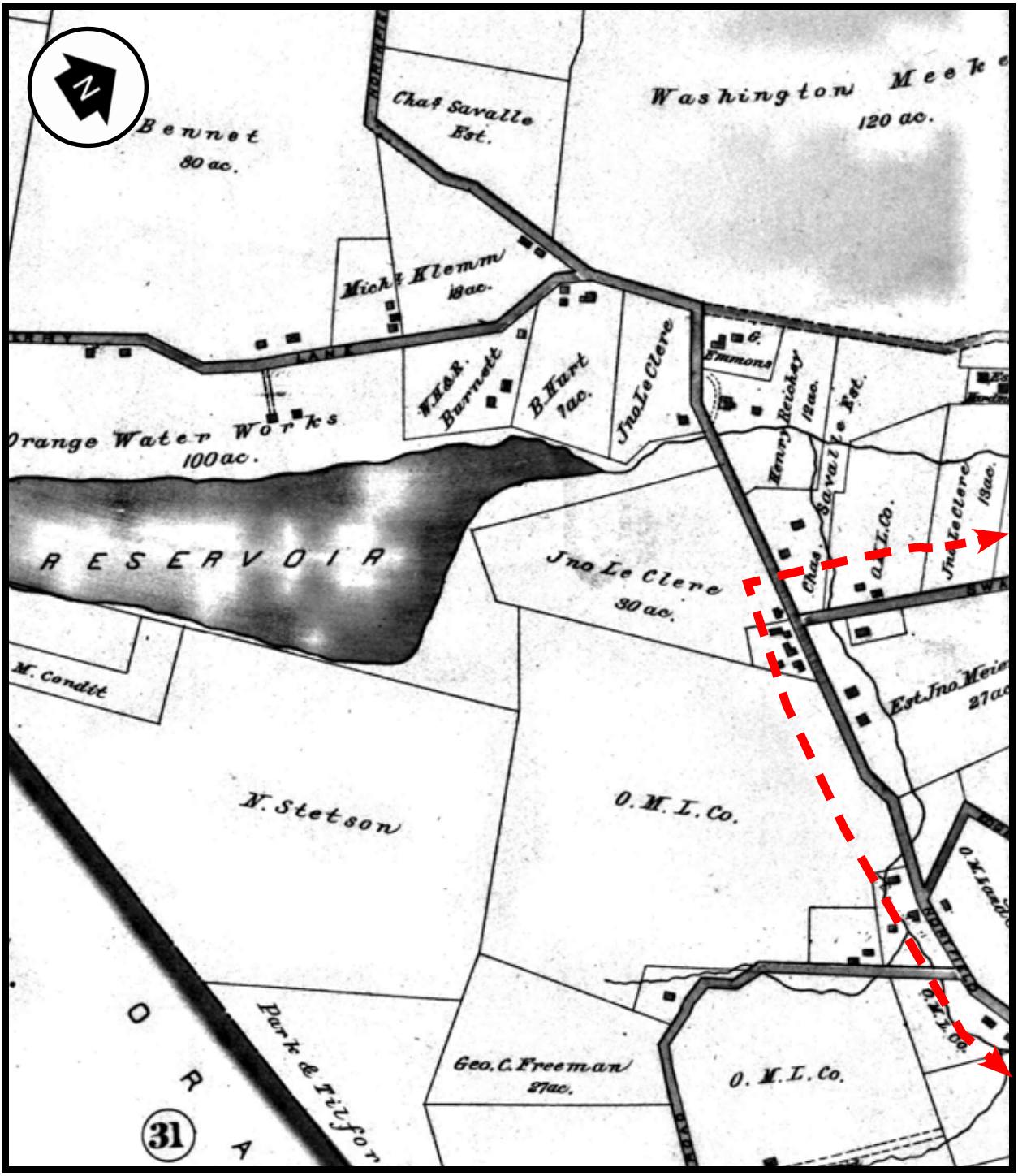


Figure 2.7b. Robinson, E. Robinson's *Atlas Map of 1890*. 1890. Scale: 1 inch = 1,000 feet (approximately). Location of St. Cloud study area (southwest section)indicated.

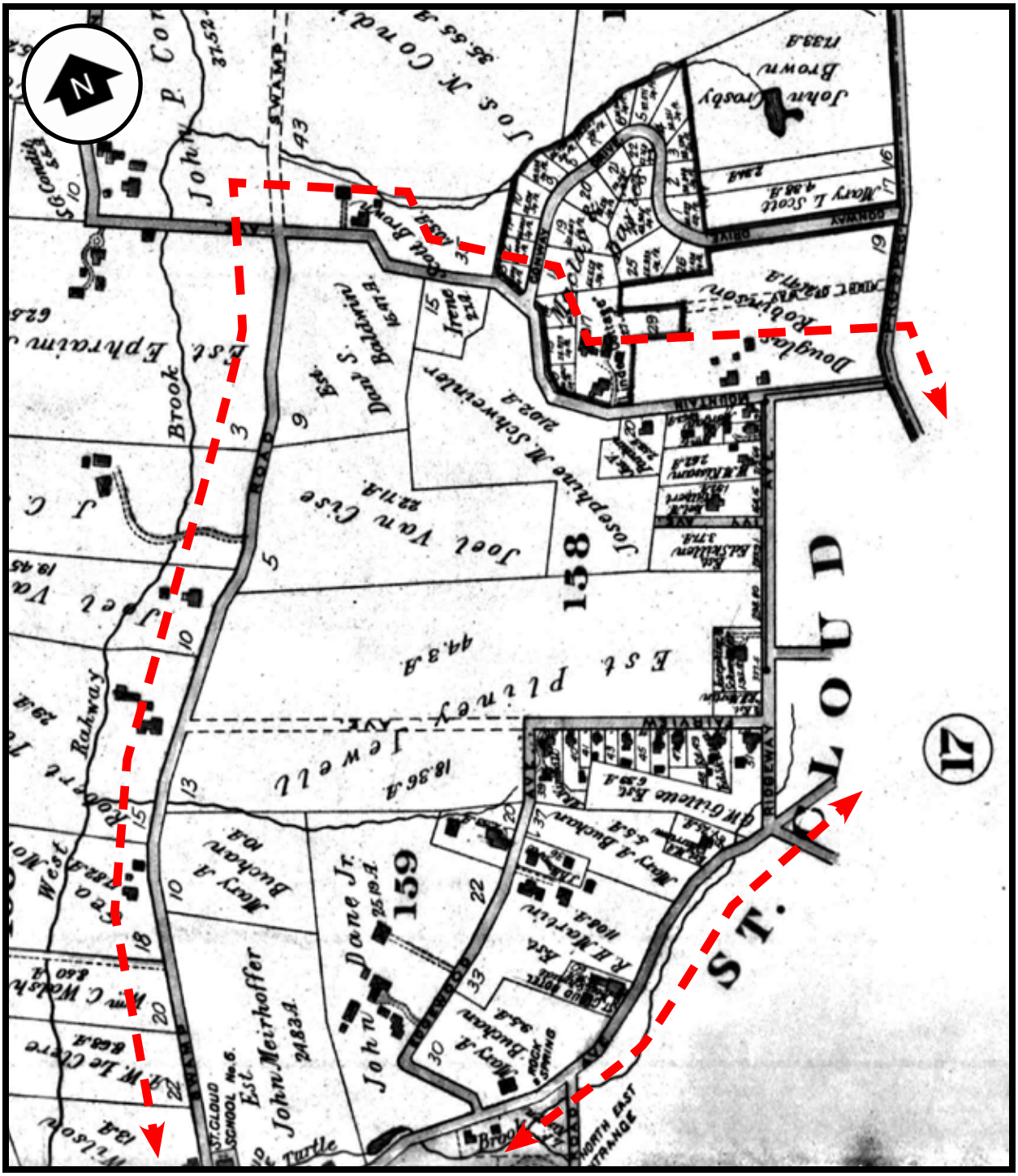


Figure 2.8a. Mueller A.H. *Atlas of the Oranges.* 1904. Scale: 1 inch = 825 feet (approximately). Location of St. Cloud study area (northwest section) indicated.

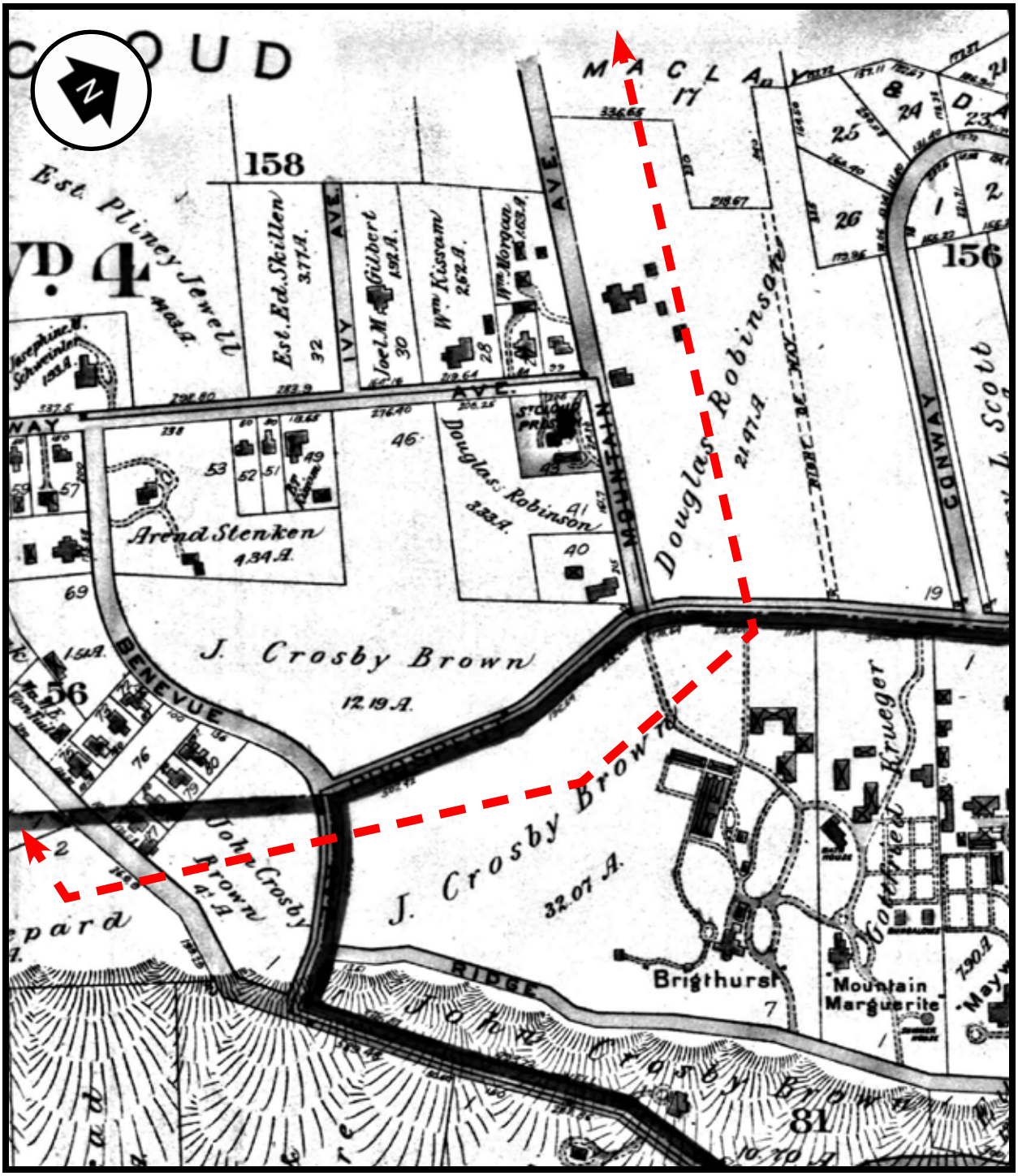


Figure 2.8b. Mueller A.H. *Atlas of the Oranges.* 1904. Scale: 1 inch = 425 feet (approximately). Location of St. Cloud study area (northeast section) indicated.

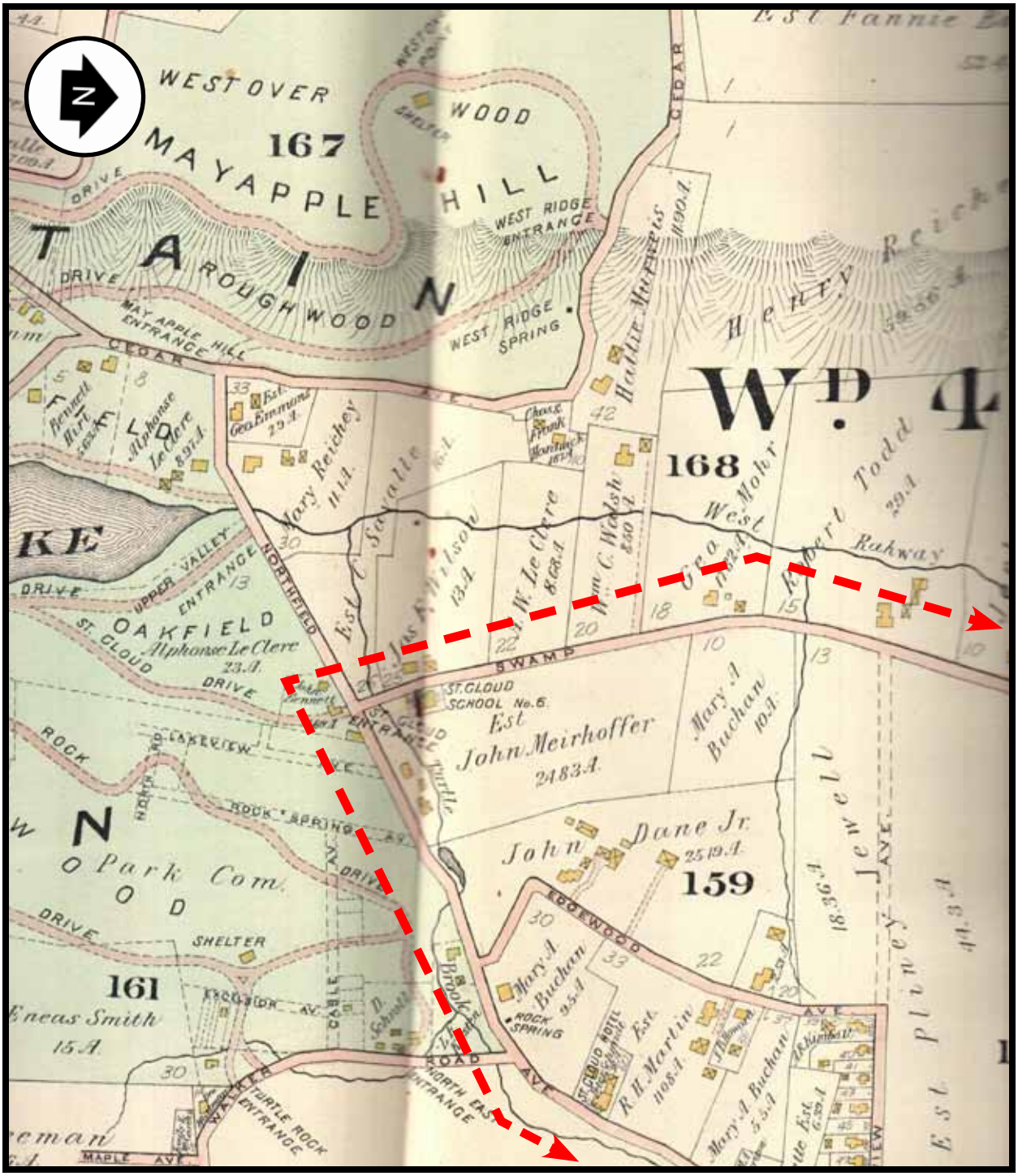


Figure 2.8c. Mueller A.H. *Atlas of the Oranges.* 1904. Scale: 1 inch = 870 feet (approximately). Location of St. Cloud study area (southwest section) indicated.

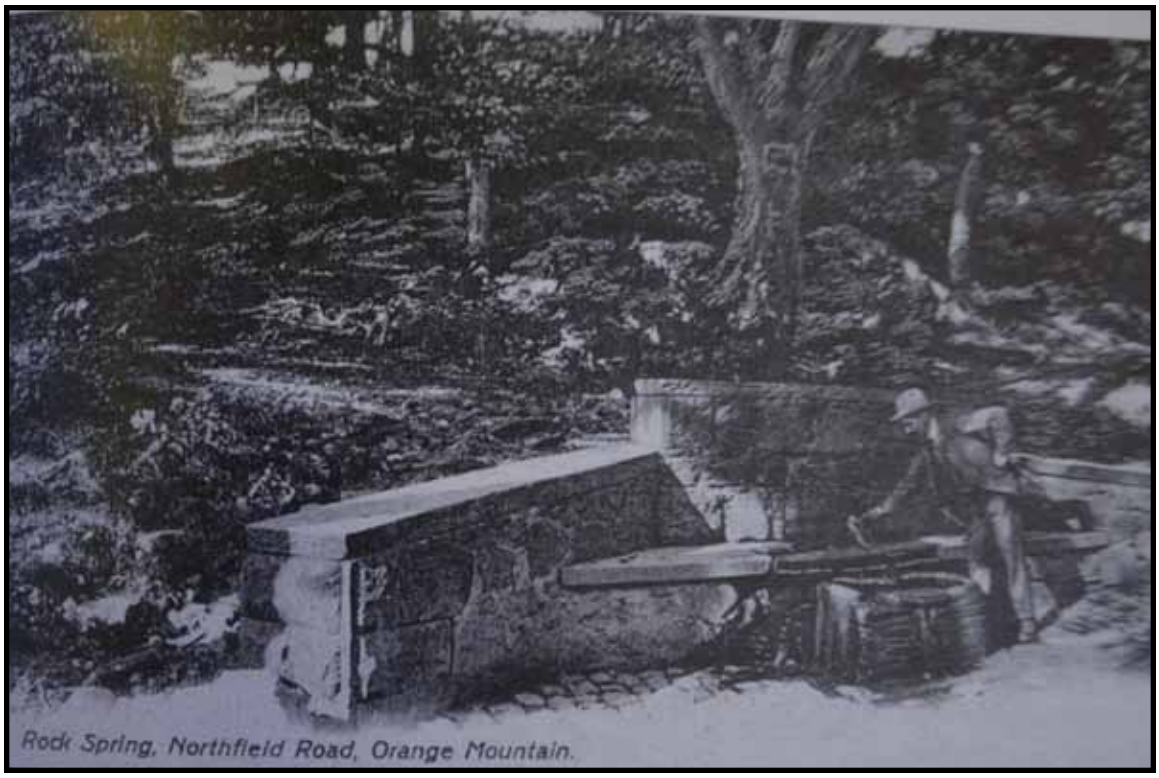
between the earlier houses or extending slightly out into the undeveloped countryside, especially along the western end of Edgewood Avenue. Stylistic preferences of the builders and owners changed with the times; among the surveyed properties of this period are the *circa* 1880 Arts and Crafts style dwelling at 57 Old Indian Road, the *circa* 1885 Shingle Style dwelling at 1 Ridgeway Avenue, the *circa* 1900 Queen Anne style dwelling at 34 Ridgeway Avenue and the *circa* 1900 Colonial Revival style dwelling at 36 Ridgeway Avenue.

Several attempts to promote access to St. Cloud failed to have much impact on attracting large numbers of new residents to the area. The most prominent of these attempts was the plan of Edward Pearson, a businessman who formed the Orange Mountain Land Company and began purchasing undeveloped land in 1887. Recognizing that some form of transportation improvement was necessary, Pearson also created the Orange Mountain Cable Company to construct an inclined railroad, located just southwest of St. Cloud in the area now occupied by the Rock Spring Country Club. This railroad was placed into operation in 1892, but only after Pearson had to sell it to his creditors to satisfy debt. The incline never lived up to expectations and was closed in 1895. Operations were eventually converted to a traditional streetcar line in 1906, but a car broke loose and crashed down the mountain causing the operators to seek a new route by way of switchbacks. This line, which terminated near the intersection of Northfield Avenue and Rock Spring Avenue, fell out of use in 1914. The holdings of the Orange Mountain Land Company, large and undeveloped, were sold off to various individuals.[16]

Rock Spring Avenue derives its name from a mineral spring located at the northeast corner of its intersection with Northfield Avenue. First Mountain has several mineral springs, which were promoted for their health-giving qualities as early as the 1820s when two springs were discovered on the farm of John Condit on Northfield Avenue where the Hutton Park development is today. Condit sold 15 acres to James Wadsworth who built a hotel and promoted the location as a spa named Mineral Springs Farm, which remained popular for several decades prior to being surpassed by such well-heeled resorts as Saratoga Springs, New York.[17]

Although West Orange's most famous mineral springs declined in popularity after the Civil War, the several springs that dotted the First Mountain continued to be well-known to local residents who made ample use of them. One of these springs was the Rock Spring, which today is marked by a rubble stone springhouse and bottling house at 479 Northfield Avenue along the southern boundary of the St. Cloud neighborhood. By 1900, the property including the spring had been purchased by the Orange Mountain Land Company. An inn had also opened near the spring, which was marked by a rustic, rubble-stone wall, bench and trough, from which a pipe spouted the mineral water (Photographs 2.4 and 2.5). In 1912, when the streetcar was running to the inn and spring, the Rock Spring Inn was advertised as "a delightful summer resort" with "no want of good air" and a respectable hostess in the person of Mrs. Shirley Davis, "the best of hotel managers and a charming Southern lady."[18] The inn appears to have lasted in operation until at least the early 1930s before closing. The spring was eventually taken over by the Rock Spring Water Company, which processed and bottled water in a rusticated concrete-block bottling building to the west of the spring. Maps suggest the bottling house was built about 1940. At some unknown point in time, a rubble masonry springhouse with exposed timber roof truss (Adirondack style) was built over the spring, although the earlier stone wall and bench remain in place.[19]

Beginning in the 1910s and continuing to the present day, the automobile has played a major role in the development of St. Cloud. Automobiles made the attractive neighborhood accessible to a grow-



Photograph 2.4. The Rock Spring at 479 Northfield Avenue as it appeared *circa* 1903. Source: Fagan 2009.

Photograph 2.5. The Rock Spring Inn (non-extant). *Circa* 1910. Promoting the healthful effects of the nearby mineral spring, the inn served as please country retreat and teahouse at the end of the trolley line. Source: Fagan 2009.

ing suburban population, which could now rapidly climb First Mountain and travel between home and work, school, church or shopping. The impact of the automobile on land use was cumulative. The division of St. Cloud into various landholdings after the failure of the Orange Mountain Land Company meant that no one developer ever controlled enough of the remaining vacant land to plan for a large subdivision, but subdivision did occur piecemeal and over many decades as opportunities arose for various landholders to divide up their properties. This eventually resulted in an uneven but very organic pattern of suburban development, reflecting many 20th-century periods and styles of suburban architecture.

In the prewar period of the 1920s and the 1930s, the Colonial Revival and late Tudor Revival styles became the preferred architectural styles for new construction in St. Cloud. A particularly striking residential grouping of Tudor Revival houses (95, 100 and 101 Edgewood Avenue, and 2 Nymph Road) was built in the 1920s at the intersection of Edgewood Avenue and Nymph Road, the latter a cul-de-sac that would continue to be slowly developed over the next 20 to 30 years. Each of the Tudor Revivals offers a different take on that style, varying in plan and roofline, and making use of stucco, brick and half-timbering exterior materials to create different textures. Possibly, these houses are the work of the same architect. Also of this period is a 1920s French Eclectic-style house at 59 Edgewood Avenue, a rare example of this style of architecture in West Orange, as well as in New Jersey.

The Franklin Survey Company's *Atlas of East Orange, Orange and West Orange*, published in 1932, is a good illustration of the process that subdivided St. Cloud in the early decades of the automobile era (Figures 2.9a-b). This map shows the process of subdivision and the laying out of new streets such as West View Road and Highland Boulevard, as well as the extension of existing streets such as Fairview Avenue to the west. The subdivision plats indicate the ambitions of developers and led to the creation of St. Cloud subdivisions with mid-20th-century street plans and names like Rock Spring Park and Orange Manor. Building outlines on the Franklin map of 1932, however, make clear that many of these housing lots had not been built upon. With the downturn in new construction during the Great Depression of the 1930s, most new construction would be delayed until after the end of the Second World War in 1945.[20]

With the evolution of St. Cloud as an automobile suburb came changes in population. The neighborhood attracted a more solidly middle-class and religiously diverse class of resident. By 1930, there were over 65 Catholic families living in the St. Cloud area. Mrs. Josephine Schweinler donated two acres of land on Benvenue Avenue for a Catholic Church and a former carriage house on the property was converted into a small chapel. In 1932, the new parish engaged architect Joseph Shanley of Newark to design a Tudor Revival church that was very much in keeping with the architectural traditions of St. Cloud. Shanley specialized in ecclesiastical architecture for the Roman Catholic church and was based out of offices in Newark where he worked closely with the Newark diocese.[21]

After the Second World War, St. Cloud experienced its most extensive building boom, a several decade long expansion that eventually resulted in the construction of an estimated 350 to 400 dwellings. A series of aerial photographs taken from 1954 to 1970 show the progress of new construction, with the 1966 aerial, in particular, showing a good contrast between the treeless new subdivisions and the more established areas of the neighborhood (Figure 2.10). The reasons for St. Cloud's suburban pattern of growth were common to many American communities, from the economic recovery that followed the Second World War to the population growth that resulted in the "baby boom," as well as federal housing policies that included government-backed mortgages. Postwar housing was also

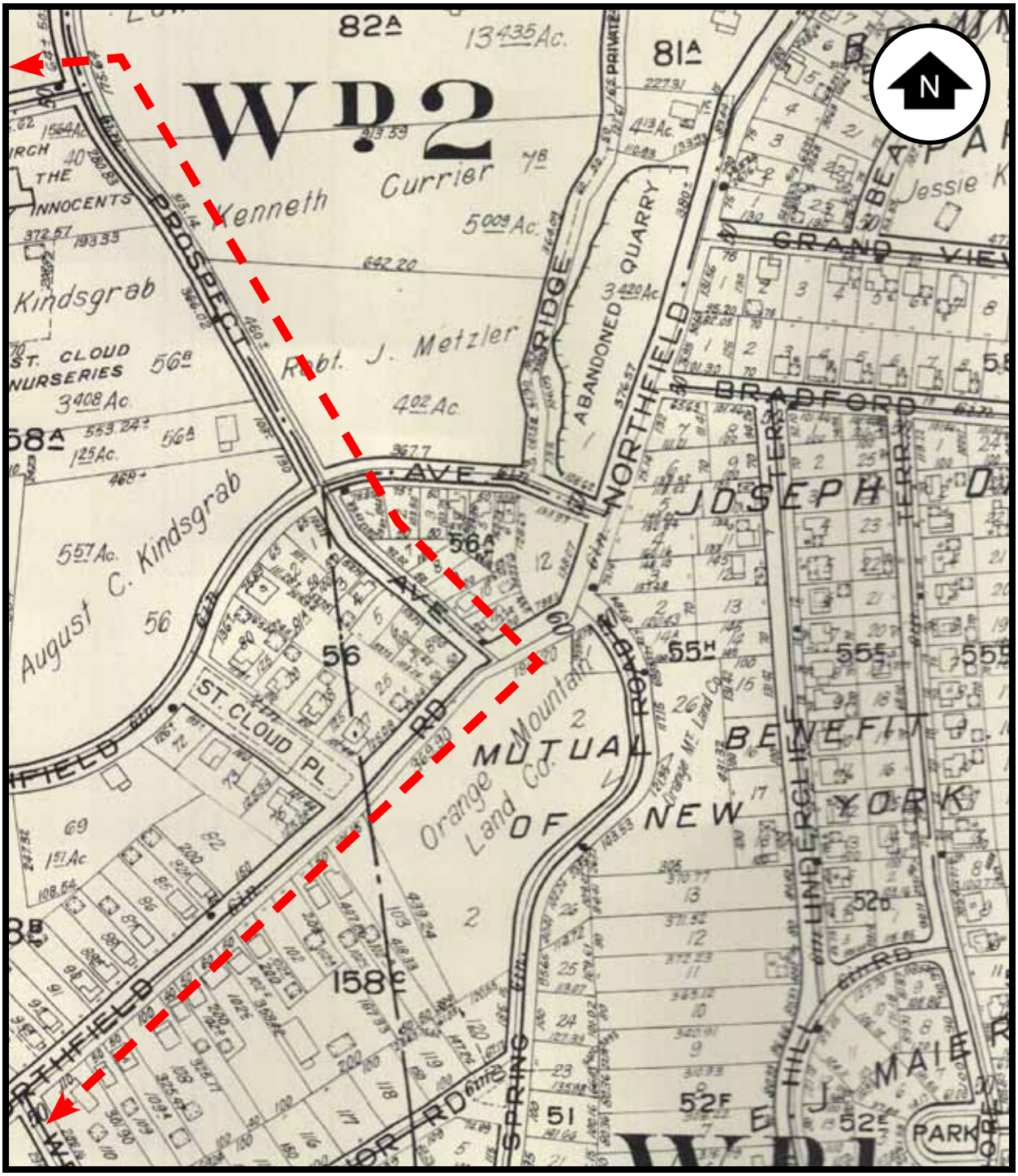


Figure 2.9a. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange.* 1932. Scale: 1 inch = 420 feet (approximately). Location of St. Cloud study area (east section) indicated.

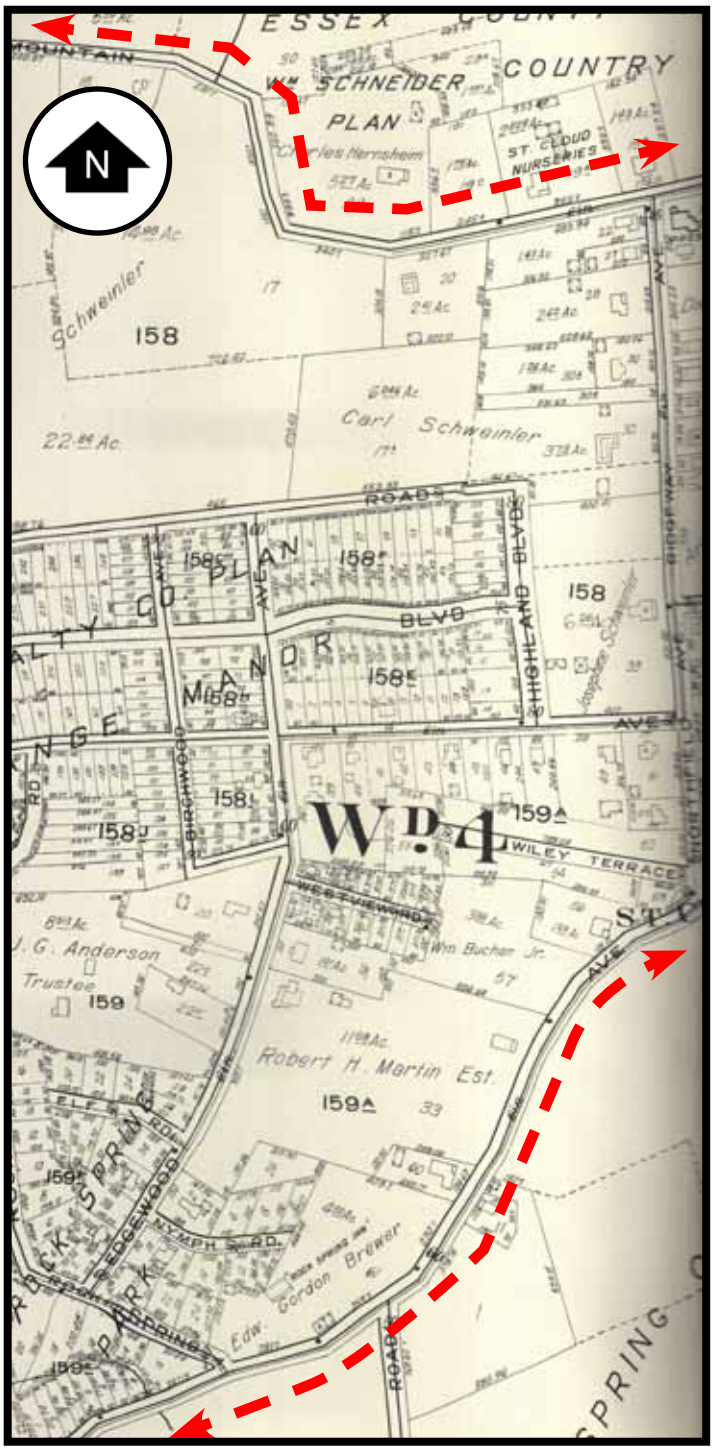


Figure 2.9b. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange.* 1932. Scale: 1 inch = 630 feet (approximately). Location of St. Cloud study area (center section) indicated. [The next section to the west covering the area along St. Cloud Avenue was in poor condition and not reproducible for this report.]

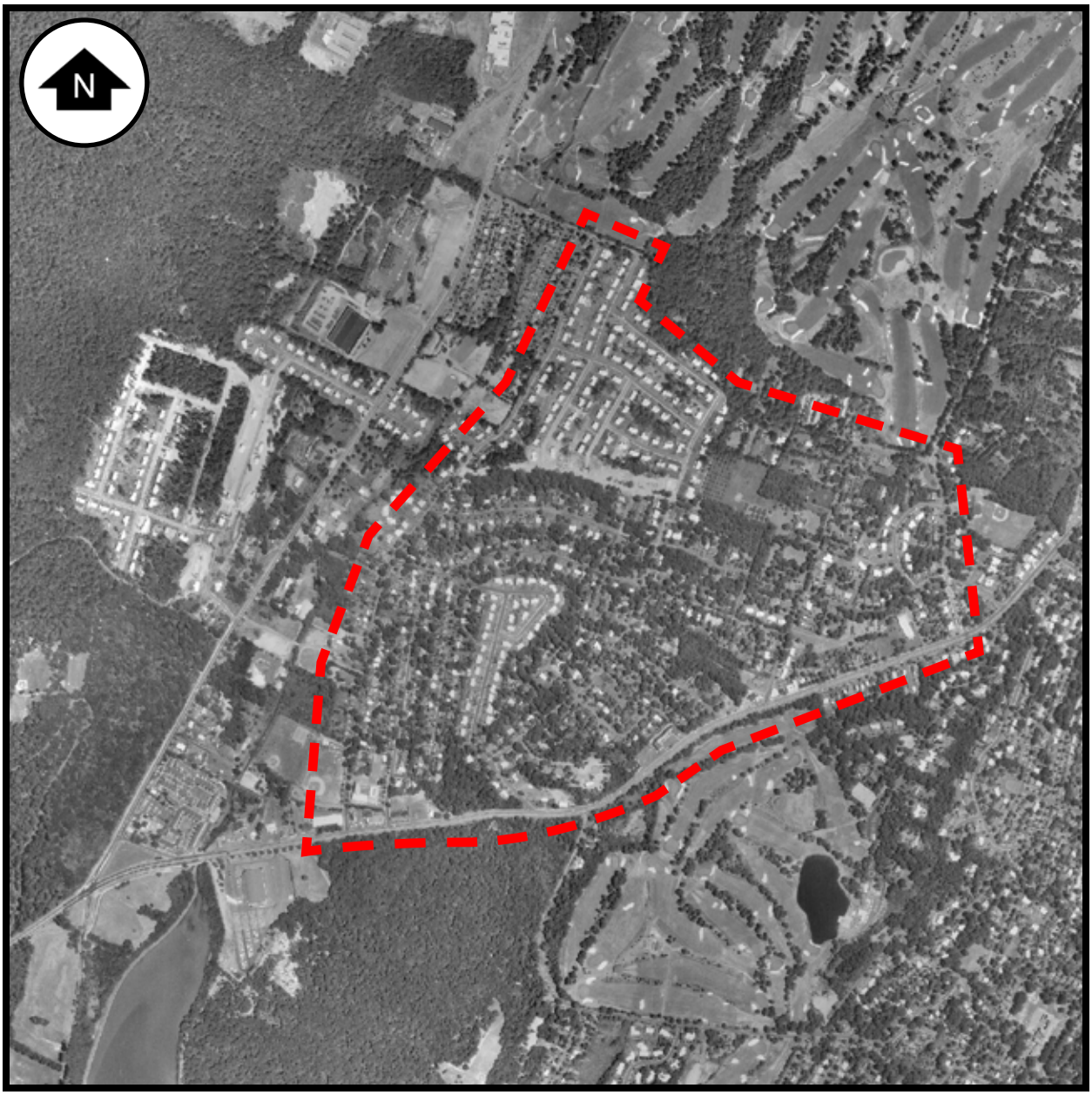


Figure 2.10. Aerial photograph of St. Cloud neighborhood. 1966. Scale: 1 inch = 1,670 feet (approximately). Location of St. Cloud study area indicated. Source: NETR Online, 2014 [original scan from the U.S. Geological Service aerial photograph collection, 1966].

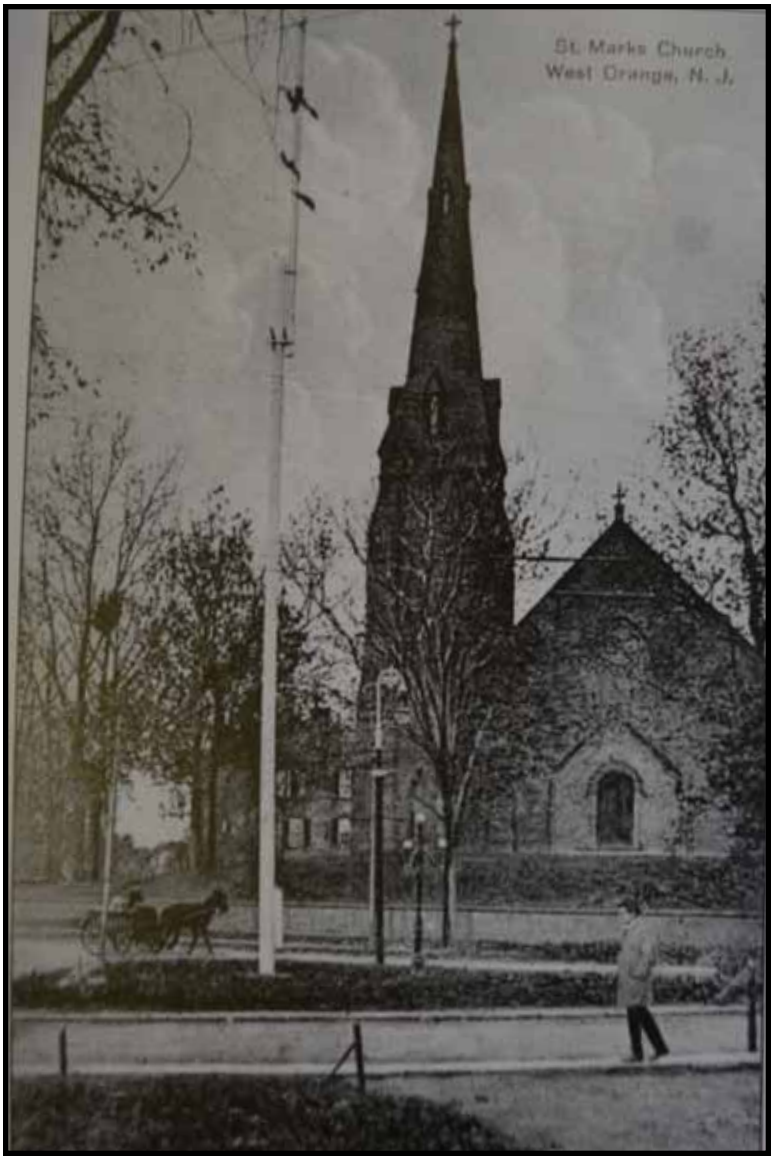
governed by stricter zoning laws, regulating acreage and frontage. Lot sizes in St. Cloud rarely were below one-quarter acre, and many lots were between one-half and one acre. The pattern of growth in St. Cloud, however, was influenced by earlier suburban trends, including the existence of an existing, and structurally sound, housing stock of Victorian and early 20th-century dwellings, particularly in the northeast end of St. Cloud, as well as existing land ownership, street patterns, and prewar housing plats. New housing construction sometimes took the form of whole new subdivisions where sufficient land was available, or it in-filled around where housing and street patterns already existed. The new housing also broke to a large extent from prewar revival styles, relying on contemporary residential styles such as ranch and split-level houses, although a minimalist Colonial Revival style, often seen in Cape Cod or other traditional housing forms, remained very popular. An occasional late Tudor Revival, harkening to the housing styles of the 1920s and 1930s, was also built after the war. By the early 1970s, St. Cloud had reached the extent of its present-day development with the exception of a few smaller lots that remained to be developed along St. Cloud Avenue and a few older, larger properties.[22]

C. MAIN STREET CORRIDOR

The Main Street corridor follows the historic south-to-north spine of what was known until about 1925 as Valley Road at the eastern foot of First Mountain. The name was changed from Valley Road to Main Street in the early 20th century (some sources say 1925) when the road began to be seen as an extension of Main Street in the neighboring municipality of the City of Orange. The name change was driven at least in part by increased commercial development that began to blend with the commercial development in neighboring Orange. The City of Orange's Main Street, however, trends in an east-to-west direction. When it crosses into West Orange, it takes a sharp bend northward to following the colonial-era route of Valley Road.

Today, very little remains in the landscape of the Main Street corridor to speak to Valley Road's rural and largely agricultural past, except for the pattern of intersecting roads, including Northfield Avenue, Washington Street, Mount Pleasant Avenue, Harrison Avenue and Eagle Rock Road, all of which were in use by the middle decades of the 19th century. Particularly prominent in local lore is the intersection of Valley Road and Washington Street, forming a corner that has been known since at least the early part of the 19th century as Tory Corner. Here lived the family of Nathaniel Williams, who during the American Revolution supported the British Crown and left his farm with his sons in 1777 to join the King's army in New York City. While the Williams men were loyalist sympathizers or Tories, Nathaniel's wife, Mary, was a patriot who believed in the cause of American independence and remained on her own at the family's home place for the remainder of the war. Although it was typical practice for American patriots to seize the property of loyalists, Mary Williams was granted the unusual relief of being able to buy back the Williams farm at a public auction where no competitors were allowed to bid against her.[23]

The intersecting street corners of Valley Road were good locations for the construction of locally prominent buildings (the streets providing access to travelers from several directions), although it wouldn't be until the second quarter of the 19th century that any great advantage was made of them. In 1828-29, St. Mark's Episcopal Church (13 Main Street, extant, State and National Register (SR/NR) Listed, 1977) (Photograph 2.6) was constructed on the northeast side of the intersection of Valley Road and Northfield Avenue, at the southern end of the Main Street corridor. The church was a response to the growing population in the area and the desire not to have to travel into the center of



Photograph 2.6. St. Mark's Episcopal Church, built in 1828 and as it appeared in a postcard *circa* 1900. The historic church, which is a West Orange Township Historic Landmark and listed on the State and National Registers, is one of the most prominent historic resources in the Main Street corridor. Source: Fagan 2009.

Orange for services. Initially, there were 54 families in the parish. The brownstone church was redesigned in 1869 by architect Richard M. Upjohn, the same architect who designed the Church of the Holy Innocents in St. Cloud in 1872. The church is a prominent historic feature of the intersection, made even more so by its siting on a slight rise and by its tower and spire. This area of Main Street is still often referred to as the St. Mark's area.[24]

Two early maps to depict buildings along the Main Street corridor are J.C. Sidney's *Map of Essex County*, published in 1850 (Figure 2.11) and the H.F. Walling *Map of Essex County*, published in 1859 (Figure 2.12). Both maps illustrate buildings, mostly residences, spread out along the more than mile-long corridor, with more closely packed clusters at the important intersections. Particularly noticeable is the development of a classic linear pattern of "main street" development just to the east of the southern end of the corridor. This area, now in the City of Orange, had by the middle decades of the 19th century already begun to take on a more commercial character, no doubt spurred by the arrival of the Morris & Essex Railroad in the mid- to late 1830s, as indicated by the dashed line on both of the maps. Later in the 19th century, this development would spread westward into West Orange, eventually overtaking the area around St. Mark's Episcopal Church. Of the buildings shown on the Sidney and Walling maps, most are now gone, although it is speculated that two colonial residences shown on the west side of Main Street north of Tory Corner may still lie within the core of extant dwellings at 354 Main Street and 410 Main Street.[25]

The suburbanization of the Main Street corridor is historically taken to have started in the mid-1850s with the development of the first phase of Llewellyn Park to the west of Main Street where it today intersects Park Avenue. Some earlier "country homes" existed on Main Street; the J.E. Schlachter House (242 Main Street, extant), built in 1846 in the Italianate style, is the only surviving example of these pre-Llewellyn Park trend setters. Llewellyn Park was begun in 1853 by businessman Llewellyn Haskell. It is widely regarded as the first "romantically" landscaped planned residential community in the United States. Haskell engaged architect Alexander Jackson Davis to provide the plant that took advantage of the natural picturesque qualities of a 350-acre tract of land that rose from Valley Road westward onto the slope of First Mountain. Influenced by English precedents, Davis provided for rambling drives that crossed streams and ravines, passed through woods, and accessed building sites for cottages and villas nestled into the carefully planned landscape. Davis also personally designed a number of the houses. Llewellyn Park influenced generations of town planners and landscape architects. The gatehouse to Llewellyn Park is located just off of Main Street (Photograph 2.7). Two houses on Main Street – 122 and 132 Main Street – within the current survey population are considered contributing resources within the Llewellyn Park Historic District (SR 1985, NR 1986). The *circa* 1880 Queen Anne-style dwelling at 122 Main Street occupies a key location next to the gatehouse.[26]

The *Guide Map of Essex County*, produced by W.A. Mirick in 1877 (Figure 2.13), clearly shows the winding drives of Llewellyn Park to the west of Valley Road, juxtaposed with a linear street grid to the east of Valley Road. With the exception of Llewellyn Park, the rest of Valley Road was following a far more typical and representative pattern of mid-19th-century suburban development, including an increasing number of houses located along the road. The pattern of development is clearer in the Pidgeon *Atlas of Essex County*, published in 1881 (Figure 2.14a-b) and the Robinson *Atlas of Essex County*, published in 1890 (Figure 2.15a-b). Both of these cartographic sources depict the length of Valley Road as populated with residential structures, some of which were very clearly grand houses approached by carriage drives and adorned with formal landscaped gardens and yards.

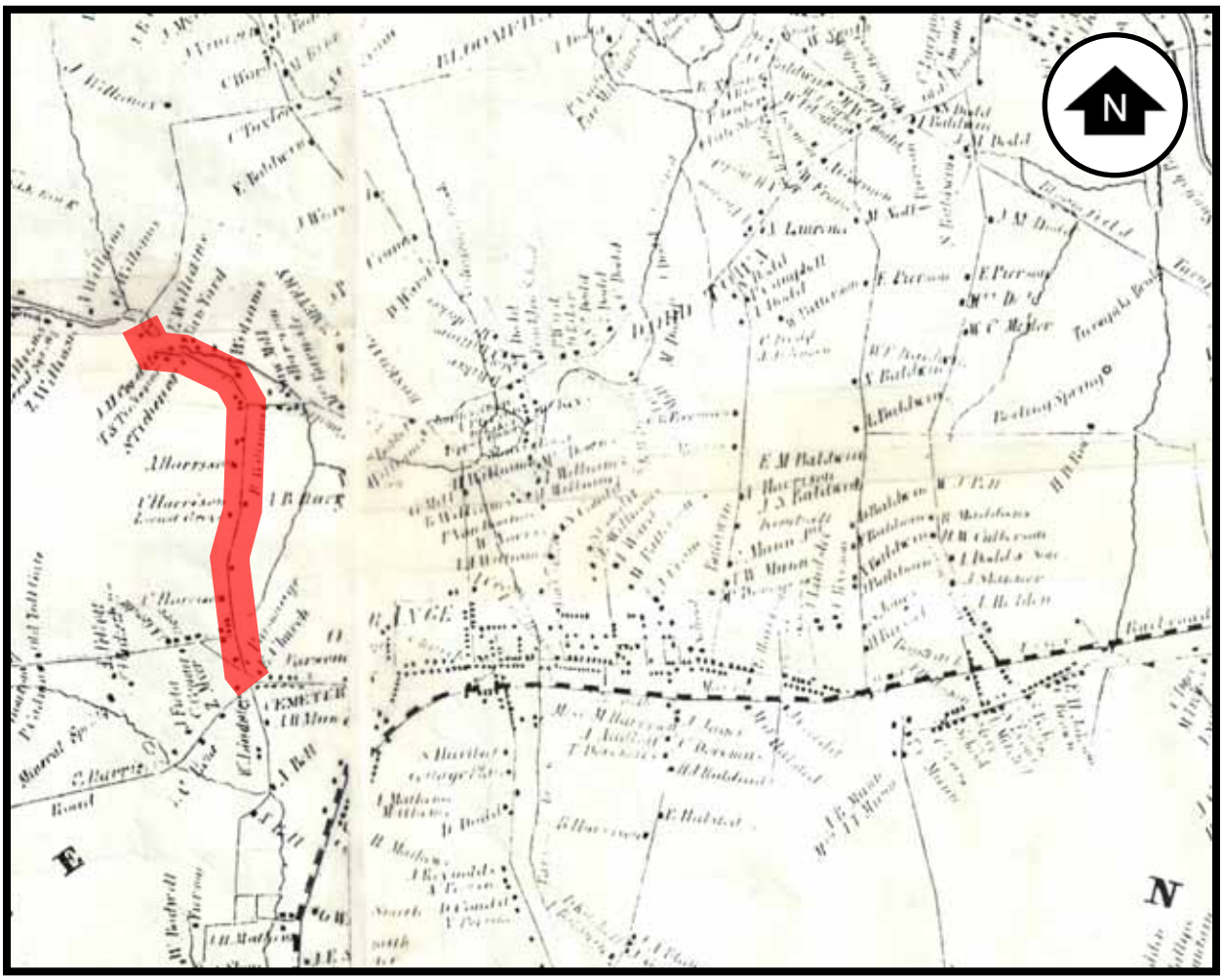


Figure 2.11. Sidney, J.C. *A Map of Essex County, New Jersey.* 1850. Scale: 1 inch = 3,225 feet (approximately). Location of Main Street corridor study area indicated.

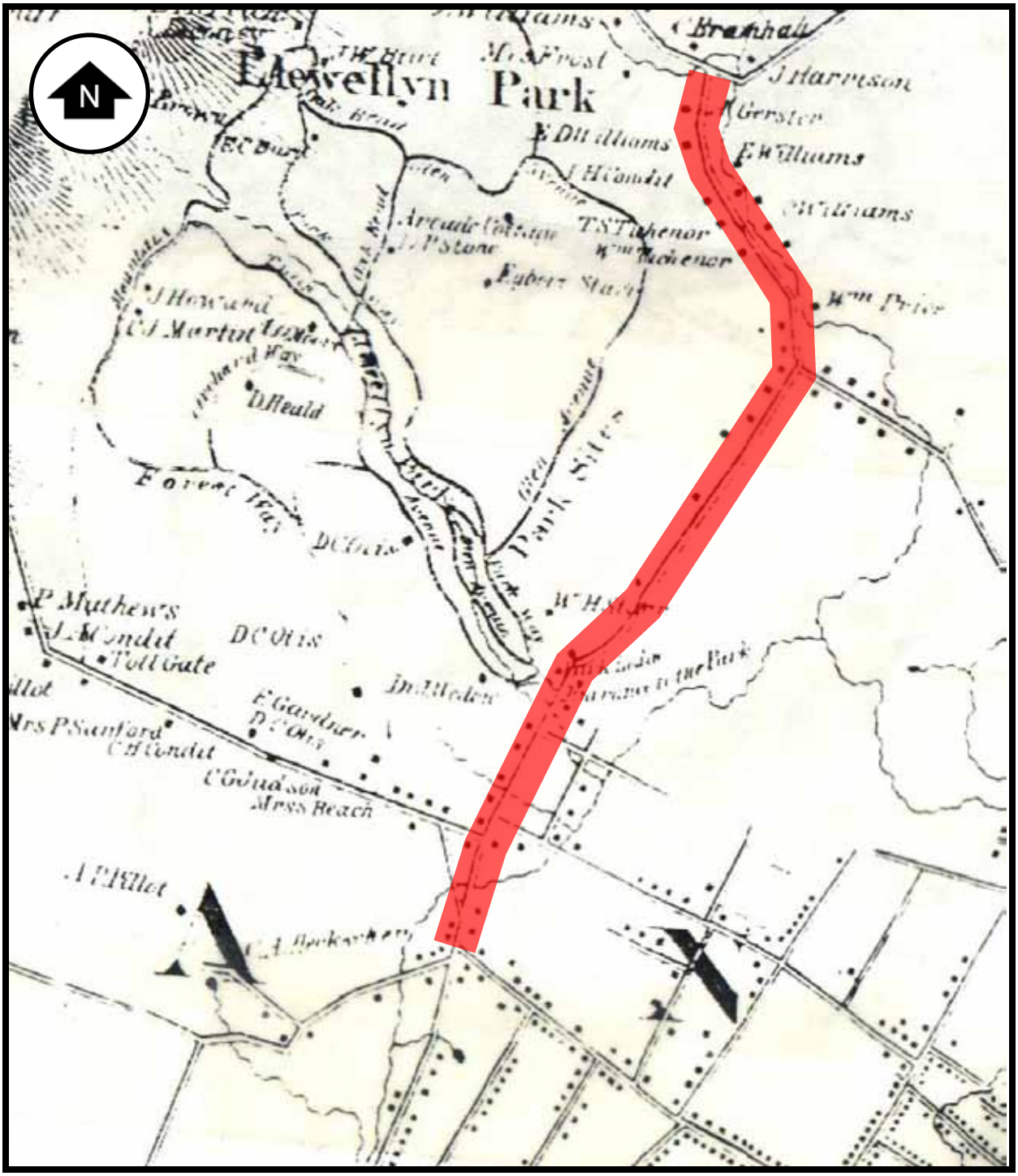
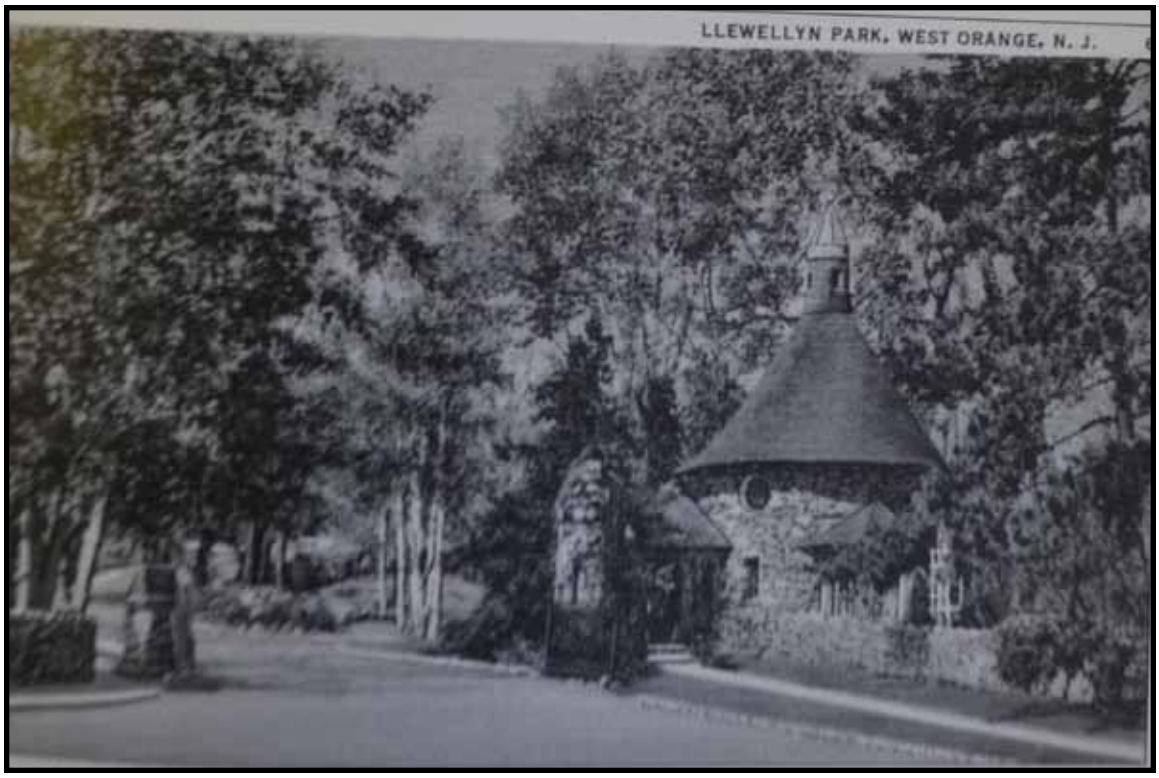


Figure 2.12. Walling, H.F. *Map of Essex County, New Jersey.* 1859. Scale: 1 inch = 1,100 feet (approximately). Location of Main Street corridor study area indicated.



Photograph 2.7. Llewellyn Park's Gatehouse, built *circa* 1860 and as it appeared in a postcard *circa* 1940. View looking west from Main Street. Source: Fagan 2009.

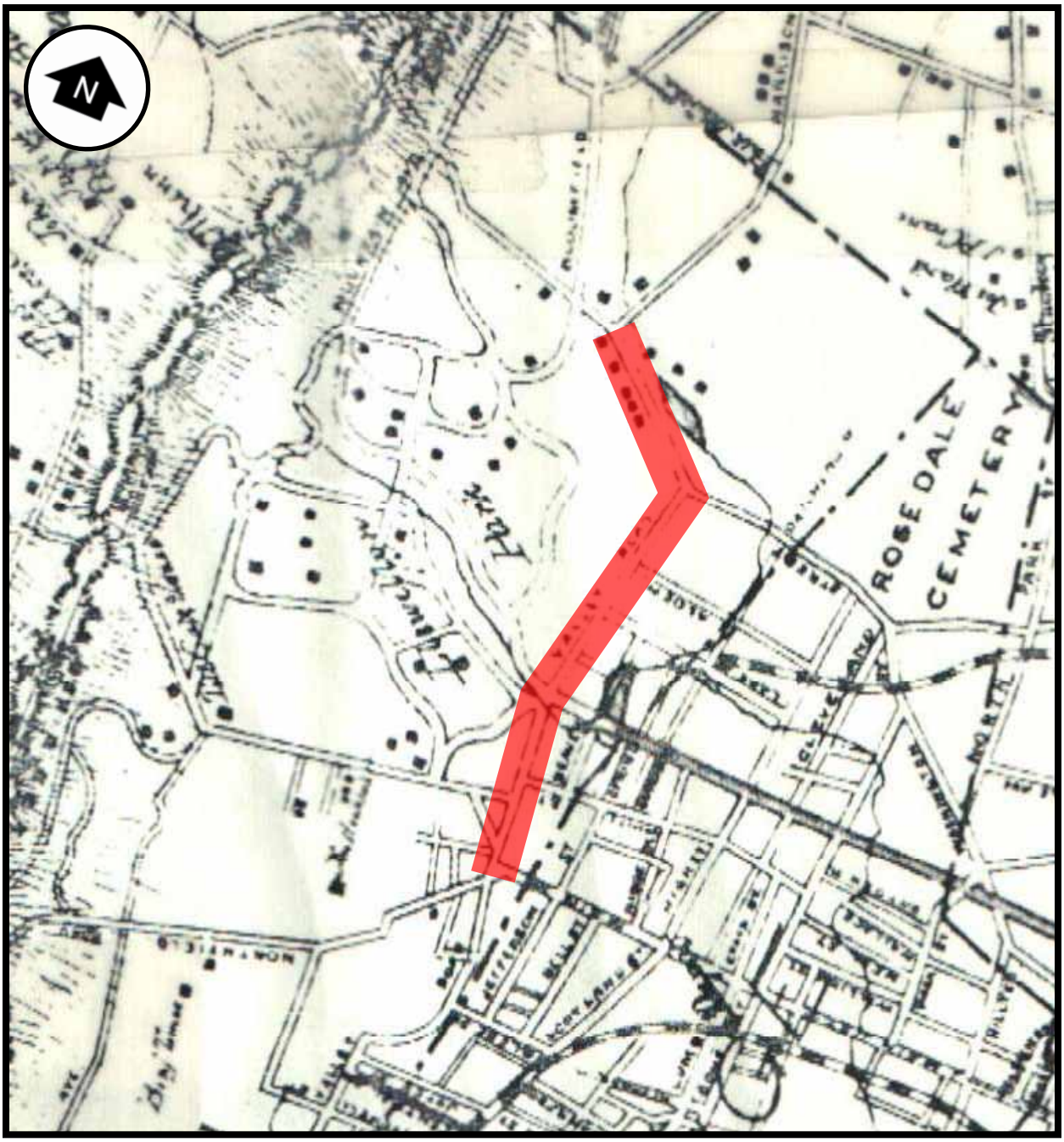


Figure 2.13. Mirick, W.A. *Guide Map of Essex County.* 1877. Scale: 1 inch = 1,900 feet (approximately). Location of Main Street corridor study area indicated.

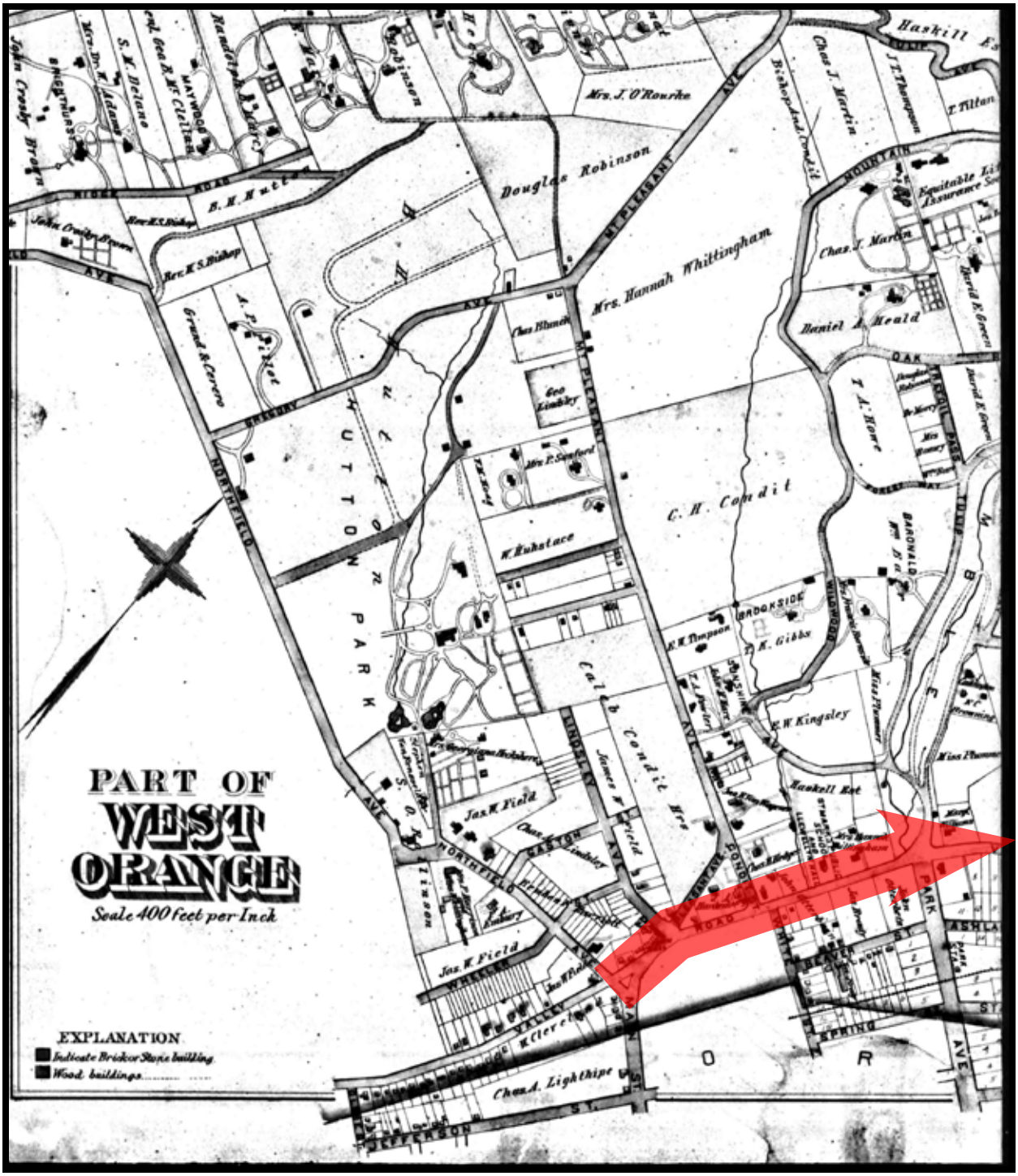


Figure 2.14a. Pidgeon, R.H. *Atlas of Essex County*. 1881. Scale: 1 inch = 900 feet (approximately). Location of Main Street corridor study area (south section) indicated.

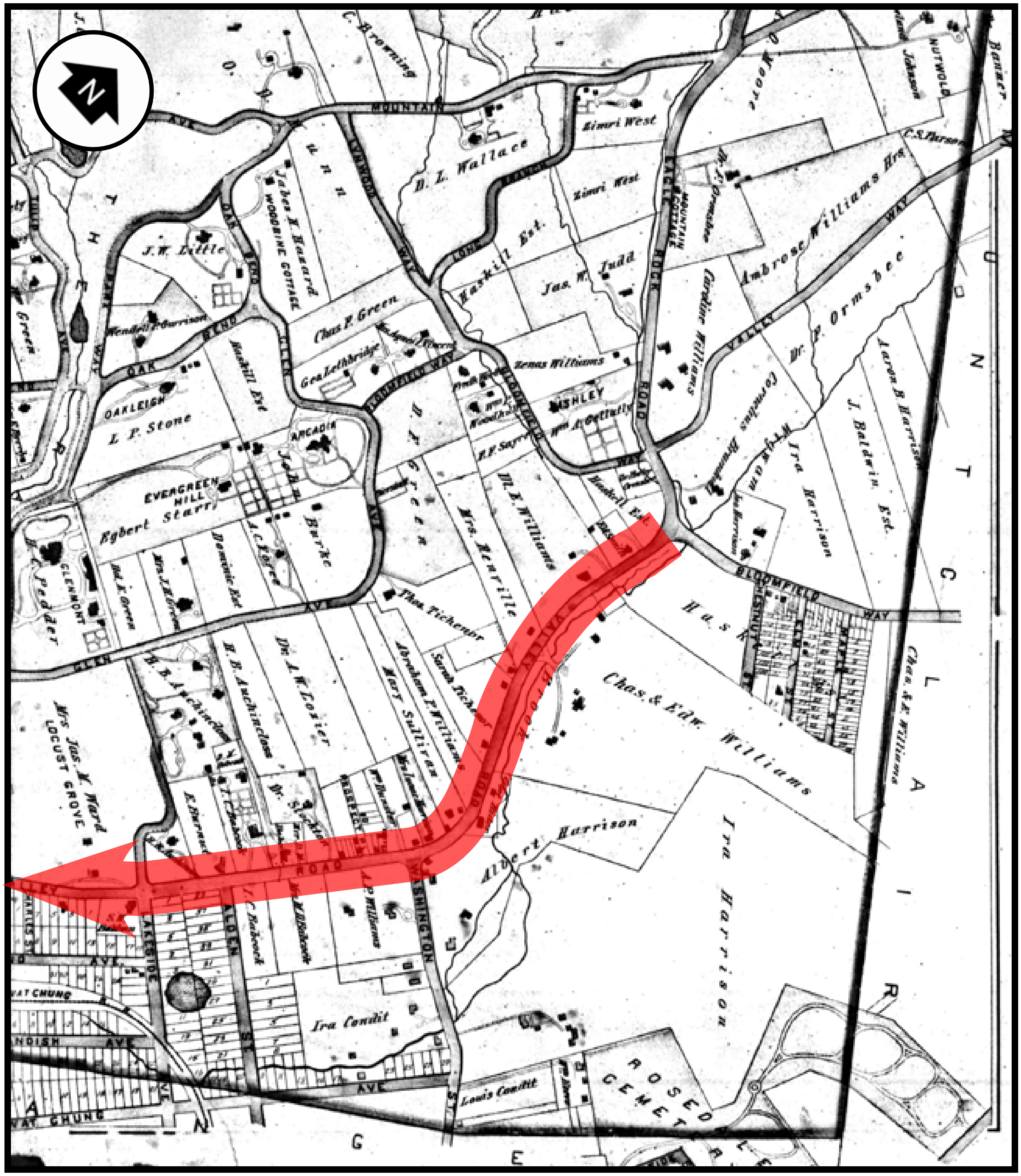


Figure 2.14b. Pidgeon, R.H. *Atlas of Essex County.* 1881. Scale: 1 inch = 875 feet (approximately). Location of Main Street corridor study area (north section) indicated.

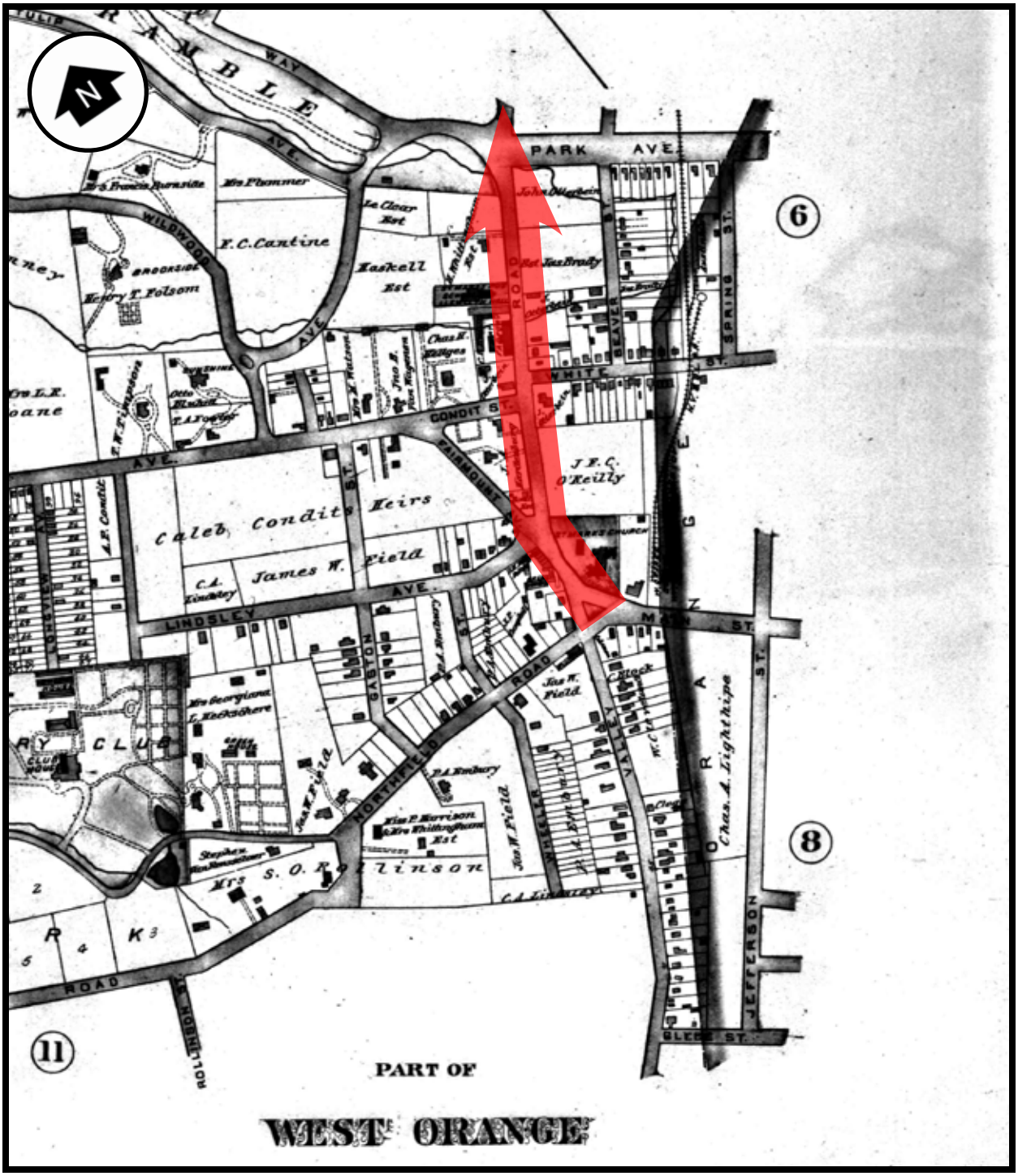


Figure 2.15a. Robinson, E. Robinson's *Atlas Map of 1890*. 1890. Scale: 1 inch = 600 feet (approximately). Location of Main Street corridor study area (south section) indicated.

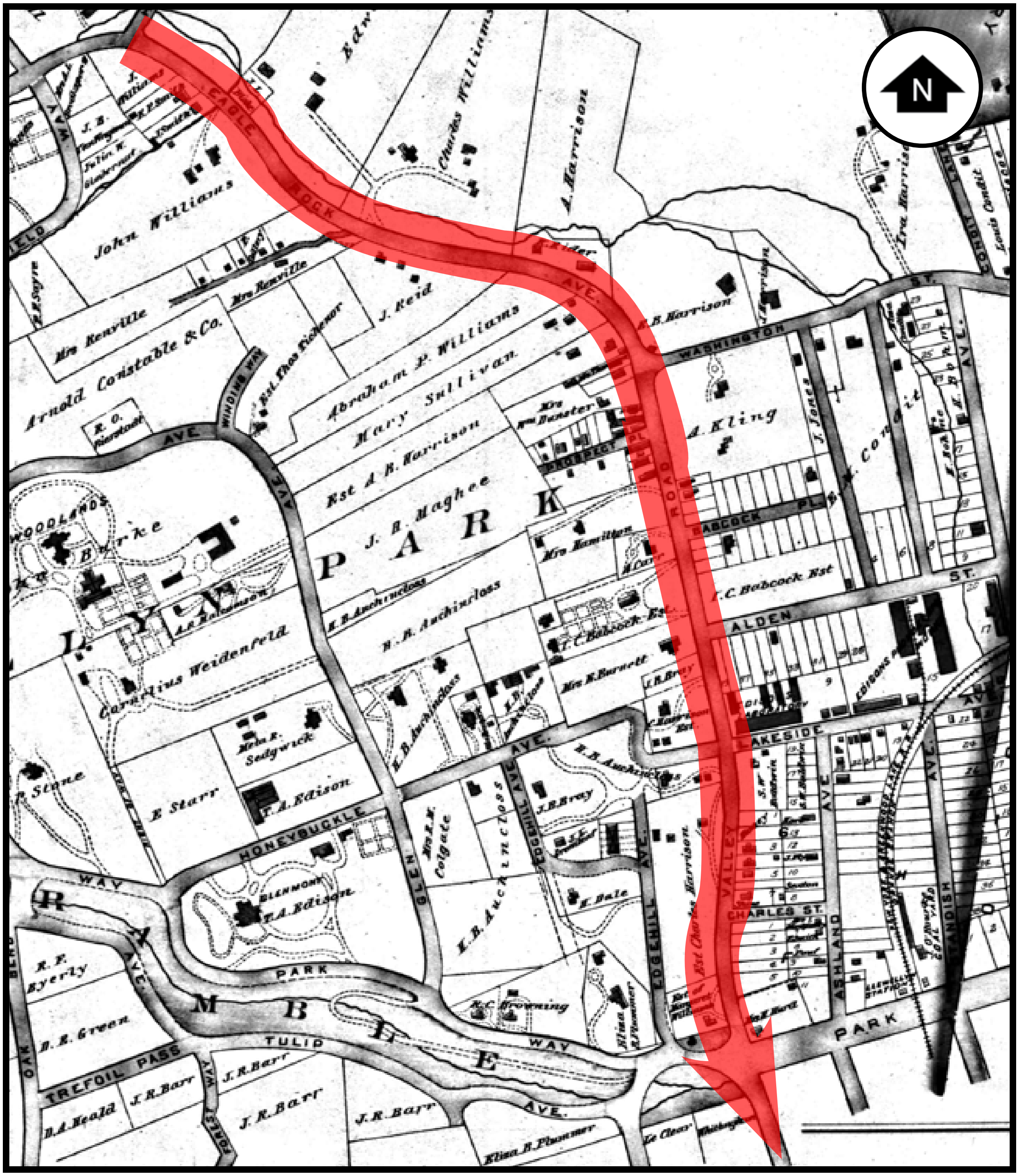
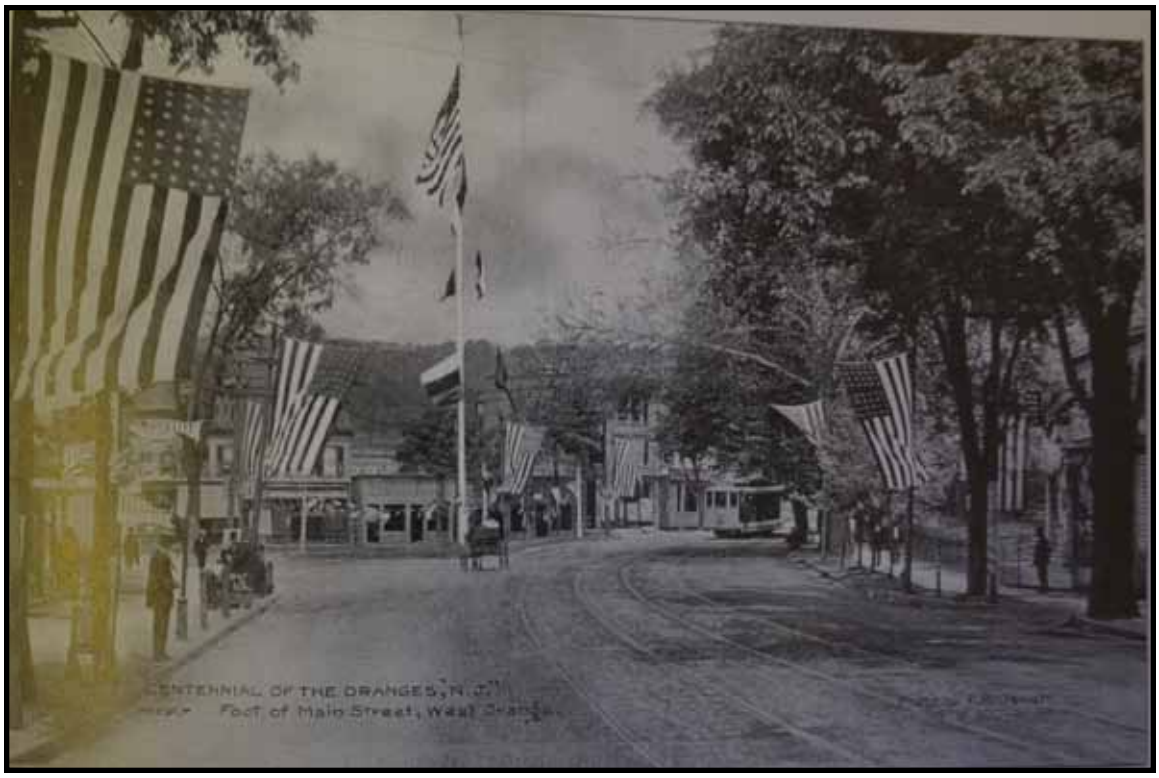


Figure 2.15b. Robinson, E. Robinson's *Atlas Map of 1890*. 1890. Scale: 1 inch = 570 feet (approximately). Location of Main Street corridor study area (north section) indicated.

The development is somewhat denser at the southern end of the corridor between Main Street in Orange and Park Avenue at Llewellyn Park, but there are also many more houses shown along the corridor in the Tory Corner area and to its north toward Harrison Avenue. A small number of houses of the 1870s to the 1890s era have survived on Main Street including 247 Main Street, 249 Main Street and 274 Main Street, all in the Tory Corner vicinity (these properties were all later converted into commercial/retail properties). At this time, however, commercial and institutional properties were relatively few; other than St. Mark's Episcopal Church, the only other institutional building of note was the St. Mark's Public School (non-extant), located on the west side of Valley Road north of Mount Pleasant Avenue.[27]

Although historic maps do not provide an exact date for the oldest surviving purpose-built commercial building on Main Street, a good candidate is the *circa* 1892, three-story, ten-bay, flat-roof brick building (56 Main Street) that anchors the Main and Lindsley Avenue intersection across from St. Mark's church. Due to its proximity to Orange's Main Street, this area at the southern end of Main Street was the first to take on the character of a small town commercial district. It also benefited from proximity to a railroad; the Lackawanna station was not far away in Orange, and then, in the mid-1870s, there arrived in West Orange a branch line from the Erie Railroad to the north. A few years after its arrival, the Erie was operating a station and railyard (non-extant) to the east of St. Mark's church. There was also a passenger station (non-extant) at Park Avenue, a block east of Main Street.[28] These railroad facilities firmly anchored the southern end of Main Street to a future of commercial development. The west side of Main Street on the outside of the bend in the street opposite St. Mark's would come as close to a central downtown as West Orange would ever have (Photographs 2.8 to 2.10). One of the features of the St. Mark's area was a triangular plaza at the northwest corner of Main Street and Northfield Avenue, where there was historically a flagpole and today there stands a town clock. One of the later buildings constructed was the *circa* 1920, Classical Revival-style, First National Bank of West Orange (30 Main Street) that could be seen from some distance by travelers moving west on Orange's Main Street as they approached West Orange (Photograph 2.11). Only a handful of these St. Mark's area commercial buildings are intact today, either having been razed or are now surviving with major alterations to their facades.

By the early decades of the 20th century, a second commercial area on Main Street had developed to rival the one at St. Mark's. This was the Tory Corner area, which benefited from the extension of the streetcar line north along Main Street to Eagle Rock Avenue in the mid-1890s.[29] This incipient commercial district is shown in Mueller's *Atlas of the Oranges*, published in 1904 (Figure 2.16a-c.), but it can be difficult to distinguish commercial buildings from residential ones on the map.[30] More illustrative are the series of photographs of the Tory Corner area taken from the 1900s to the 1960s (Photographs 2.12 to 2.18). The two blocks between Babcock Place and Washington Street on the east side of Main Street and the three blocks between Erwin Place and Llewellyn Avenue on the west side of Main Street eventually developed the strongest commercial character anchored at the north end by a series of two and three-story commercial buildings, typically with storefronts at pedestrian level and upstairs offices or apartments. Nearly a dozen commercial buildings dating from *circa* 1900 to the mid-1930s survive in this tightly defined Tory Corner commercial district, interspersed with some earlier late-19th-century dwellings. The buildings represent a range of vernacular styles, including Queen Anne, Tudor Revival, Classical Revival and Neo-Classical, the period architectural styling most evident in the upper stories and cornices where windows and architectural trimmings reflect the builders' choice of style.



Photograph 2.8. Main Street, looking west from Orange to West Orange with St. Mark's on the right. 1907. Source: Fagan 2009.

Photograph 2.9. Main Street, looking west from Orange to West Orange with St. Mark's on the right. *Circa* 1925. Source: Fagan 2009.

Photograph 2.10. Main Street, looking north from the intersection with Northfield Avenue with St. Mark's in the background. *Circa* 1925. Source: Newark Public Library.

Photograph. 2.11. Main Street, looking west from Orange to West Orange with St. Mark's on the right. *Circa* 1930. Source: Nole 1998.

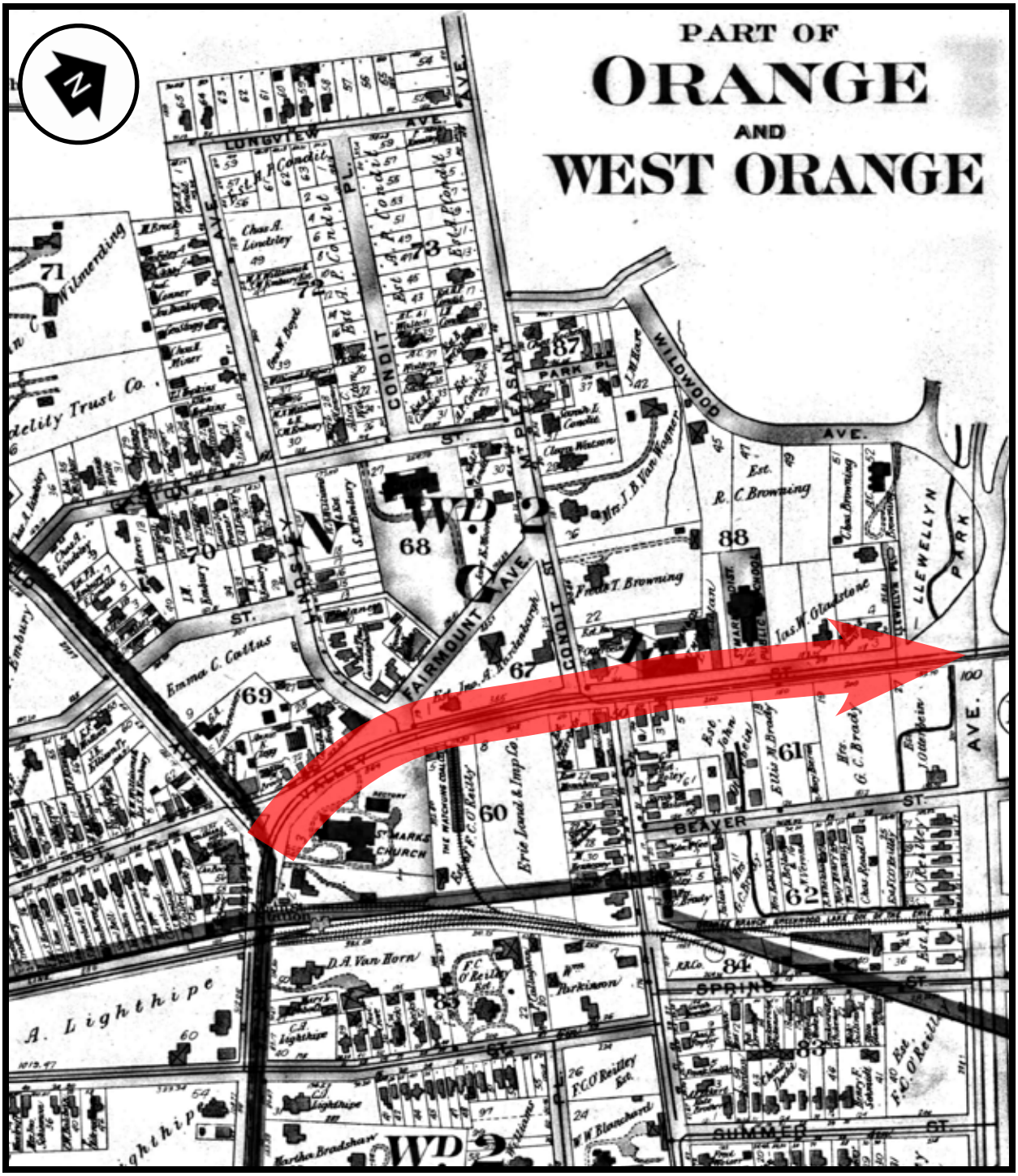


Figure 2.16a. Mueller A.H. *Atlas of the Oranges.* 1904. Scale: 1 inch = 400 feet (approximately). Location of Main Street corridor study area (south section) indicated.

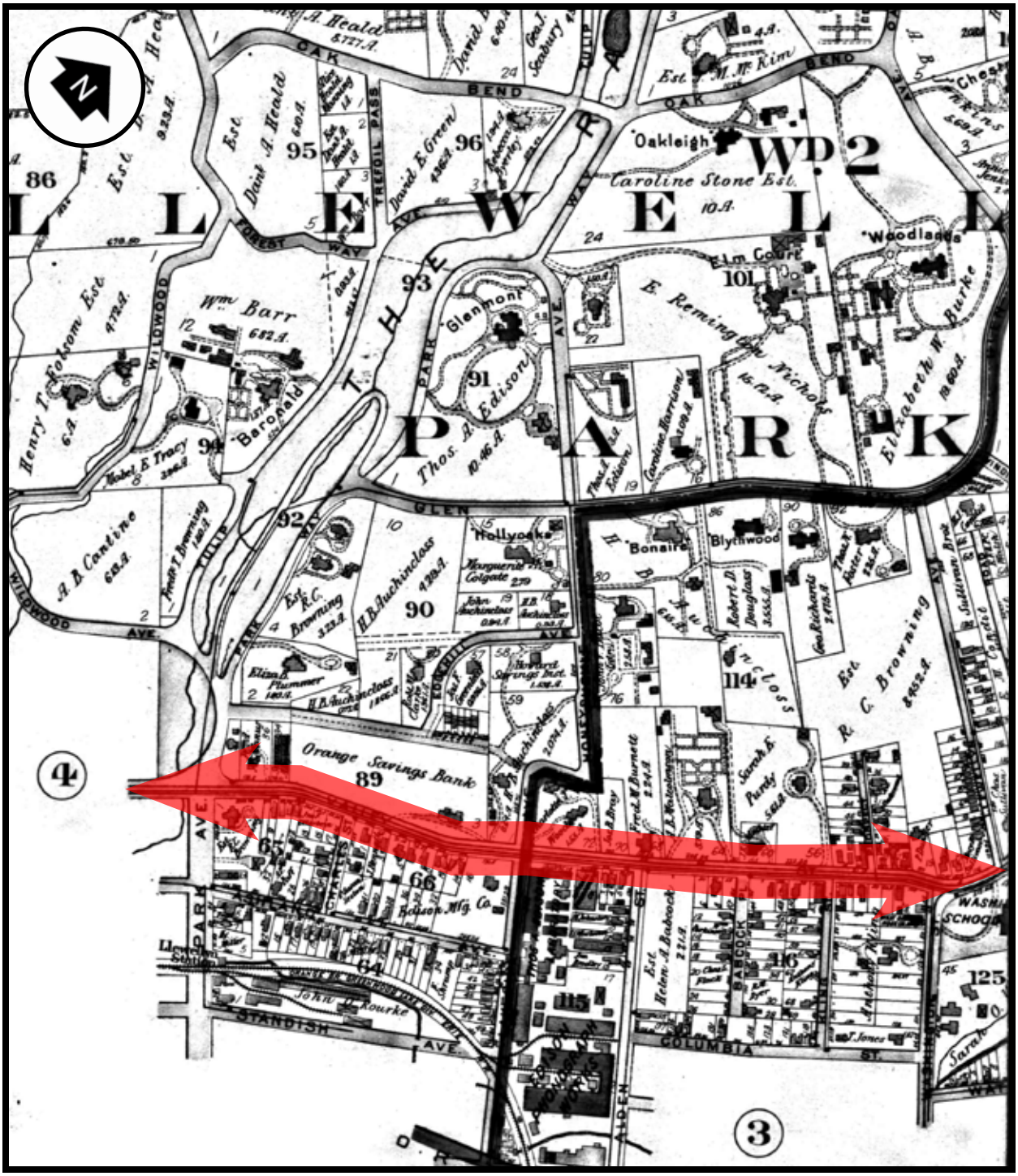
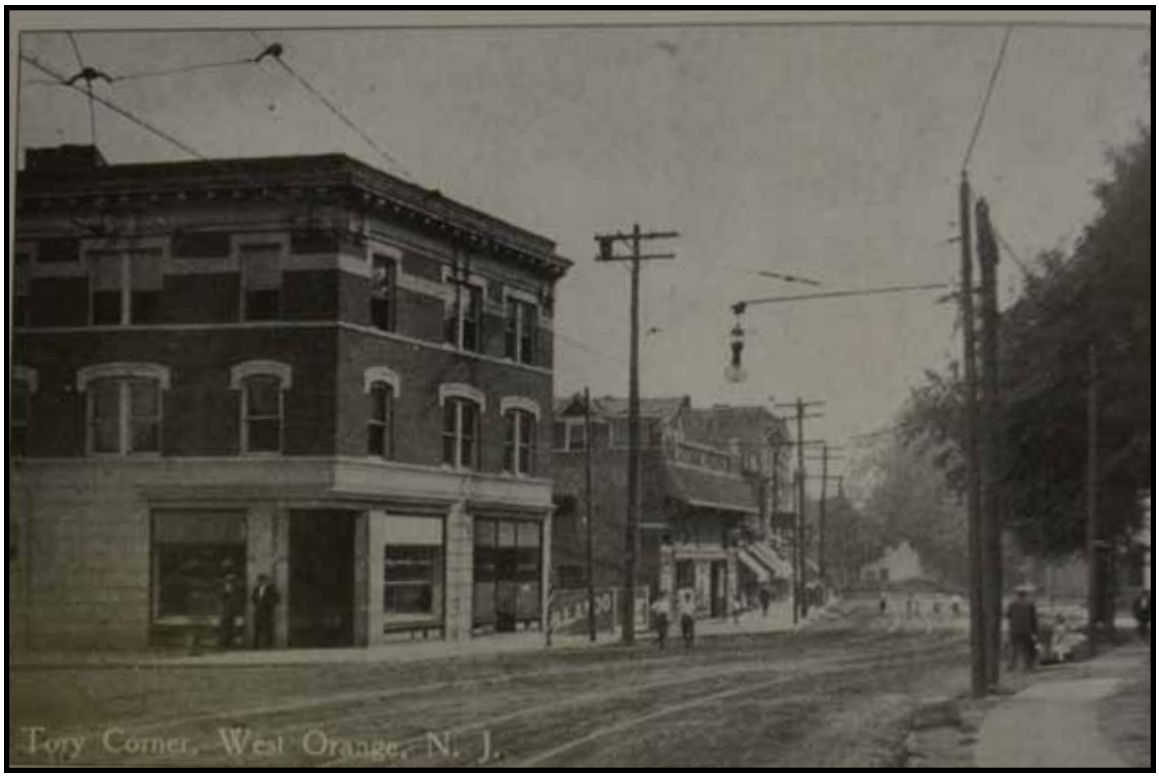


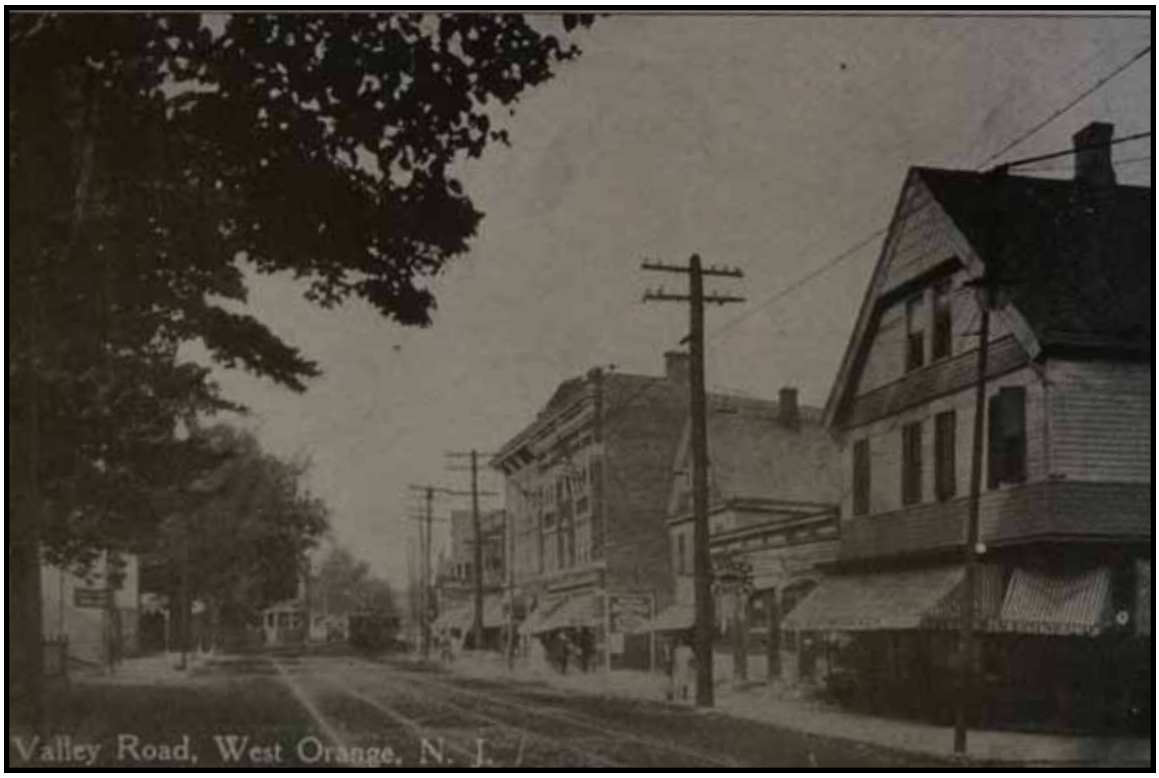
Figure 2.16b. Mueller A.H. *Atlas of the Oranges*. 1904. Scale: 1 inch = 580 feet (approximately). Location of Main Street corridor study area (center section with Tory Corner at very north) indicated.

Figure 2.16c. Mueller A.H. *Atlas of the Oranges.* 1904. Scale: 1 inch = 600 feet (approximately). Location of Main Street corridor study area (north section) indicated.

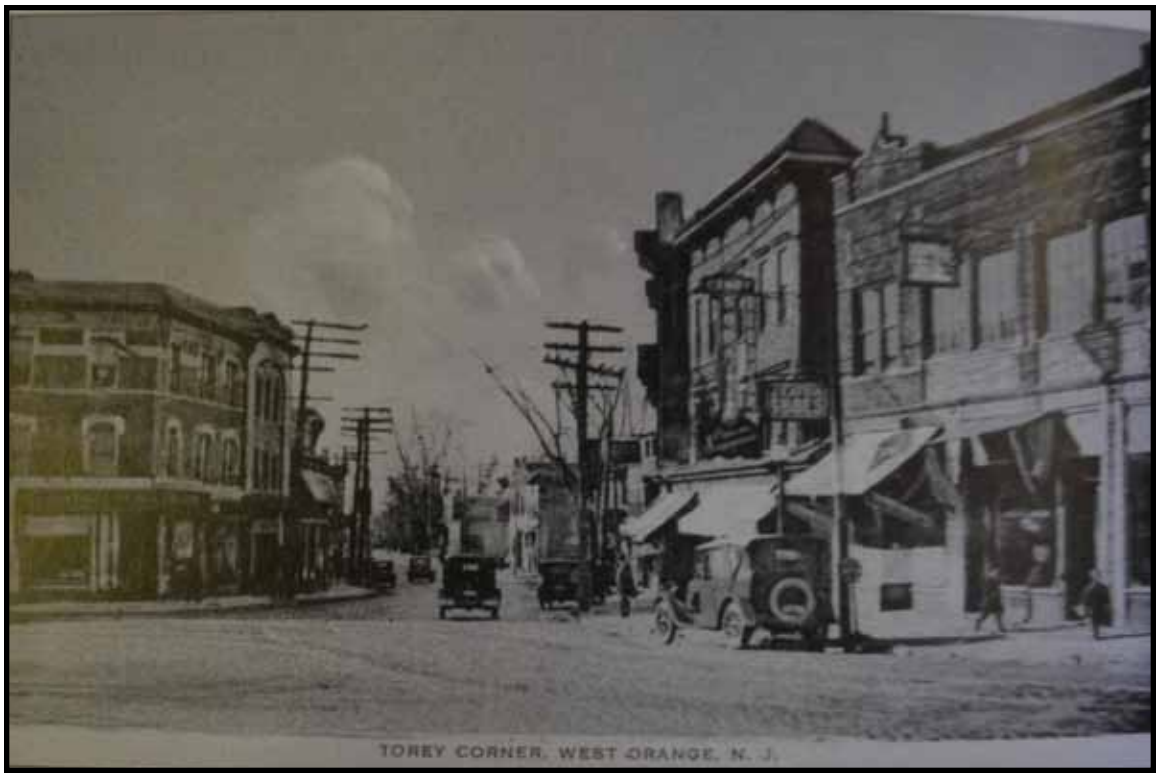
Photograph 2.12. Tory Corner, looking north toward the Washington Street intersection with the Washington School in the background. *Circa* 1903. Source: Fagan 2009.



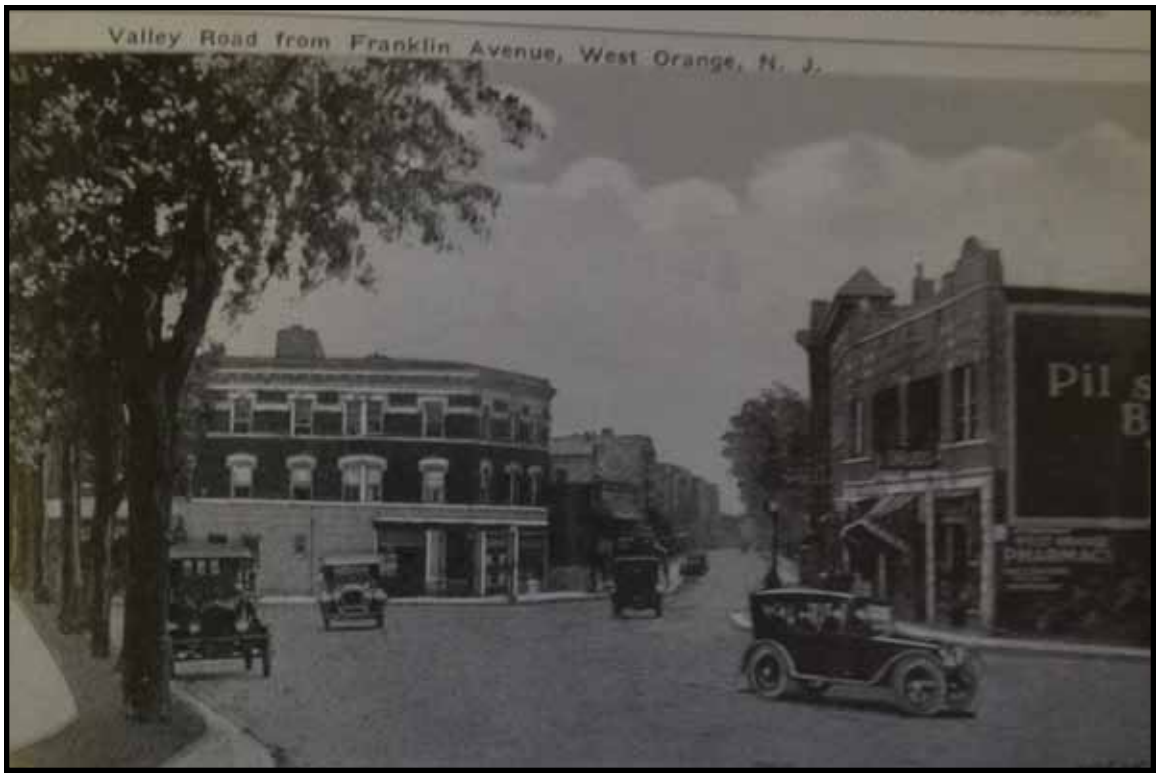
Photograph 2.13. Tory Corner, looking south on Main Street from near the intersection with Washington Street. *Circa* 1910. Source: Fagan 2009.



Photograph 2.14. Tory Corner, looking north on Main Street from near the intersection with Kling Street. *Circa* 1913. Source: Fagan 2009.



Photograph 2.15. Tory Corner, looking south on Main Street from near the intersection with Washington Street. *Circa* 1920. Source: Fagan 2009.



Photograph 2.16. Tory Corner, looking south on Main Street from near the intersection with Franklin Avenue. *Circa* 1925. Source: Fagan 2009.

Photograph 2.17. Tory Corner, looking north on Main Street with the Washington School in the background. 1969. Source: Newark Public Library.

Photograph 2.18. Tory Corner, looking south on Main Street from near Franklin Avenue. 1969. Source: Newark Public Library.

Already known for its stylish suburbs, especially Llewellyn Park, but also Hutton Park and St. Cloud, West Orange was placed on the national map in 1887 when Thomas A. Edison chose West Orange for the site of his new laboratories, replacing an earlier laboratory at Menlo Park, New Jersey. Edison purchased a tract of land on the east side of Main Street opposite Llewellyn Park, where he moved into the fine country home known as Glenmont. Until Edison's death in 1931, the six brick buildings that made up the initial construction were at the center of his prolific career as an inventor and industrialist. Today, these buildings plus Glenmont form the Edison National Historical Park (211 Main Street) (Photograph 2.19).

Over time, the Edison complex grew, expanding eastward along the tracks of the Erie Railroad in the direction of East Orange. The laboratories and related factories churning out Edison products employed a large industrial workforce, number 3,000 employees by 1900. A major episode of expansion happened after 1908 when Edison felt he had perfected a steel-alkaline storage battery and determined to build a factory adjacent to the laboratories in West Orange. From 1909 to 1914, the Edison Storage Battery Company built an innovative reinforced-concrete "daylight" factory complex in the block immediately south of the laboratory complex (Edison was also a promoter of concrete as a modern building material) (Photographs 2.20 and 2.21). By 1914, Edison's workforce had more than doubled to 8,000 employees. At about this time, the blocks immediately south of the Edison Storage Battery Company were developed to meet the housing demands of the Edison workers. The section of Main Street between Park Avenue and Lakeside Avenue was populated with modest, yet solid, rows of narrow-fronted, two-story two-bay detached houses in the prevailing Colonial and Dutch Colonial styles of the period. This neighborhood retains cohesiveness to the present day.[31]

Other than the expansive Edison complex, the only other industrial facility of note to develop on Main Street was the C. B. Rutan & Company hat factory, which was built during the 1880s on the west side of Main Street north of Mount Pleasant Avenue, several lots south of the entrance to Llewellyn Park. This factory remained in existence until the 1960s, when it was demolished and to eventually make way for an multi-story office building and parking lot that occupies the site today. Just before it was demolished, a series of panoramic photographs were taken from the hat factory's smokestack, documenting the appearance of the southern end of the Main Street corridor a little over 50 years ago (Photographs 2.22 and 2.23).

The Main Street corridor was a logical location for buildings of institutional and civic importance, like churches, governmental offices and schools, but in West Orange these buildings never clustered together. West Orange's town hall had a peripatetic existence until the present Municipal Building (66 Main Street, extant) was built in 1936-37. The town held its committee meetings in St. Mark's School until 1890, when it began operating out of a large room above the feed store at 56 Main Street. In 1905, the town administration moved into the former Lindsley mansion on Northfield Avenue, which served as a council chamber, police headquarters and financial office, except the chamber was soon determined to be too small for public meetings, and the council began meeting in the auditorium of the Gaston Street Junior High School. In 1934, the town decided to build a new municipal building at the southwest corner of Main Street and Mount Pleasant Avenue, in an area formerly occupied by a memorial park. This handsome new building in the Georgian Revival style was designed by architects Lehmann & Lamb and continues to be the center of township government today (Photograph 2.24).[32]

The steady and rapid growth of West Orange's population placed a nearly constant strain on the school system during much of the 1870s to the 1960s.

Photograph 2.19. Edison's Laboratory on Main Street, built 1887 and as it appeared, ivy covered, in 1946. Source: Newark Public Library.

Photograph 2.20. Aerial photograph of the Edison Corporation complex, view looking northwest. 1954. Note the workers' houses on Main Street far left on opposite side of the Edison Storage Battery Company complex. Tory Corner is in the background. Source: Newark Public Library.

Photograph 2.21. Aerial photograph of the Edison Storage Battery Company factory, view looking west. 1965. Note the workers' housing in the background on Main Street. Source: Newark Public Library.

Photograph 2.22. View looking south on Main Street with the Municipal Building (right) and St. Mark's (left). 1960. This view was taken from the smokestack of the Rutan hat company during demolition. Source: Newark Public Library.

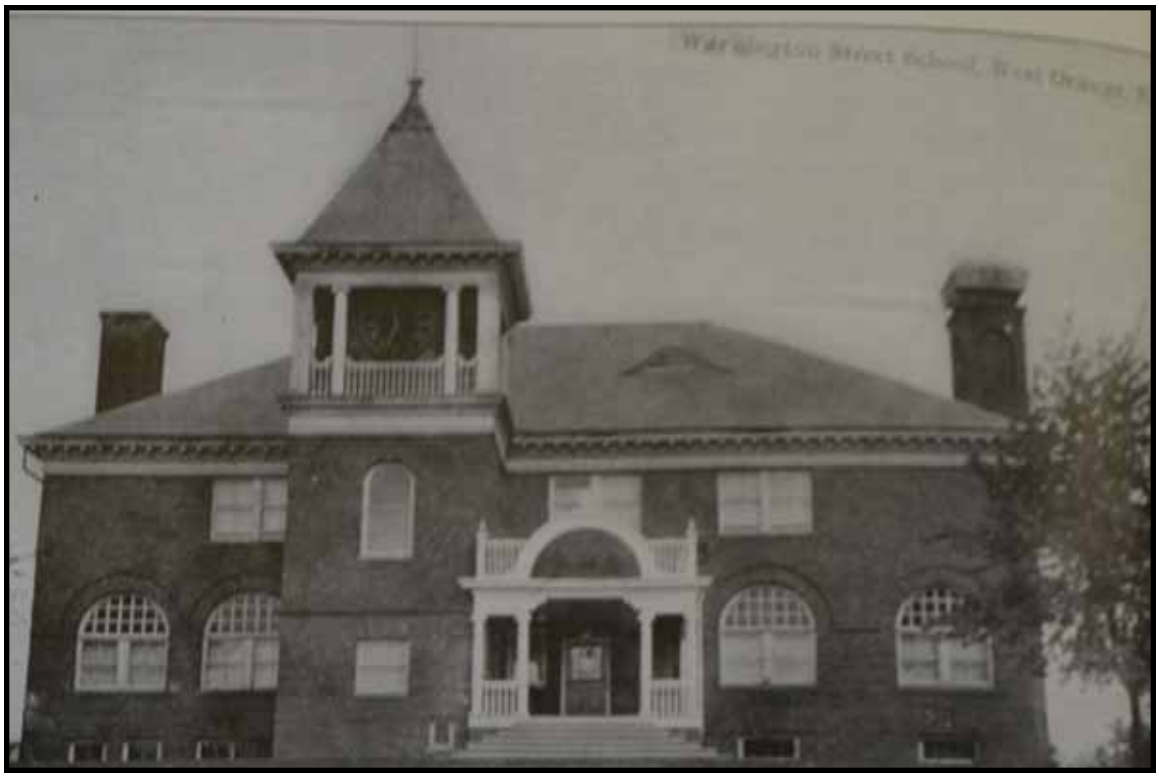
Photograph 2.23. View looking north on Main Street with Llewellyn Park (left) and the Edison complex in the distance. 1960. This view was taken from the smokestack of the Rutan hat company during demolition. Source: Newark Public Library.

Photograph 2.24. West Orange Municipal building, view looking west with Main Street in the foreground. 1937. Source: Newark Public Library.

Schools were built in rapid succession and expanded to accommodate an increasing number of pupils. The new building also met the desire of residents for high-quality schools that covered the full range of elementary, junior high and senior high school education. The township's first school was St. Mark's grammar school (non-extant), erected on Main Street in 1865. It remained in use until 1912, but by then the Board of Education had been obliged to undertake the construction of several additional buildings. The Washington School (289 Main Street, extant), constructed in 1895 at Tory Corner, is West Orange's oldest surviving school in continuous use (Photographs 2.25 and 2.26). There appears to have been a plan to use the building as a combined town hall and school, but this must soon have been abandoned and the building dedicated solely to educational purposes. The asymmetrical, Queen Anne-style, brick building with three-story clock tower was designed by the New York-based architectural firm of Rossiter & Wright. It is a rare display of the firm's non-residential talents since it was best known for fine Shingle Style houses.

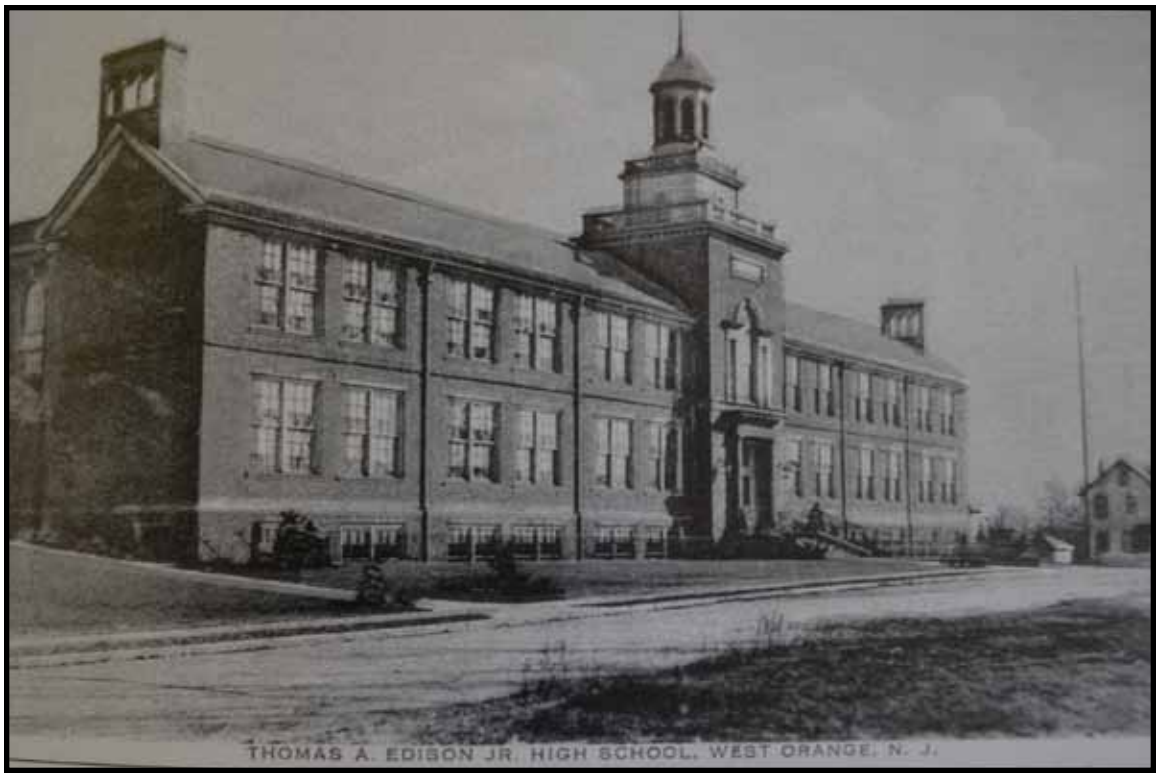
Between 1912 and 1932, the West Orange Board of Education undertook a major construction program financed largely by bond issues. This resulted in a school system consisting of seven elementary schools, three junior high schools and a high school. With the goal of building economical yet architecturally attractive buildings, the board sought out experienced architects who worked within a range of revival styles that had become associated with fine educational buildings. The Georgian Revival-style Thomas Edison Junior High School (75 William Street, extant) was constructed in 1927-28 near the north end of the Main Street corridor (Photograph 2.27). Designed by the firm of Guilbert & Betelle, Thomas Edison Junior High was the firm's third commission from the West Orange Board of Education. The other two Guilbert & Betelle-designed schools were Gregory School and West Orange High School, both constructed in 1923. Thomas Edison Junior High School was considered by some to be "the most magnificent" of the three designs, fully utilizing the Georgian Revival style with its grand Palladian window over the main entry and symmetrical fenestration.[33]

The Franklin Survey Company's *Atlas of East Orange, Orange and West Orange*, published in 1932, provides a benchmark for identifying most of the buildings that existed on the Main Street corridor prior to the postwar era; very little new construction took place during the Depression of the 1930s (Figure 2.17a-d). By this time, most the vacant land and large open lots on Main Street had been built up, meaning that any future development would involve demolition. Much of this redevelopment would be driven by the need to accommodate parking for the growing number of automobiles, especially as mass transit fell out of favor and streetcars were abandoned. The greatest change came at the southern end of the corridor where the larger lots that had been occupied by the Rutan hat factory and the Erie Railroad had been cleared by the mid-1960s.[34] As styles and tastes changed, many of the older Main Street residential and commercial buildings were updated or razed, resulting in the removal of many of characteristic architectural details and streetscapes, except in a some select blocks of the corridor. Another impact was the planning and construction of I-280, passing just to the west of the Main Street corridor. The freeway, which was on the state's planning board as early as 1957, was controversial since it would remove so many houses and so much land from future development. Local resistance delayed construction in West Orange and neighboring communities until the early 1970s.[35] I-280 interchanges are located at Northfield Avenue and Mount Pleasant Avenue, several blocks west of Main Street. This changed traffic patterns and introduced demand for parking and developable property near the interchanges. While much has changed along the corridor in the past 50 years, the recognition of the Edison complex and Llewellyn Park as highly valued cultural



Photograph 2.25. Washington School, view looking north from Washington Street. *Circa* 1895. Source: Fagan 2009.

Photograph 2.26. Washington School, view looking northeast from Main Street. *Circa* 1910. Source: Fagan 2009.



Photograph 2.27. Thomas Edison Junior High School, view looking southeast from Main Street. *Circa* 1928. Source: Fagan 2009.

Figure 2.17a. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange.* 1932. Scale: 1 inch = 300 feet (approximately). Location of Main Street corridor area (south section, east side of street) indicated.

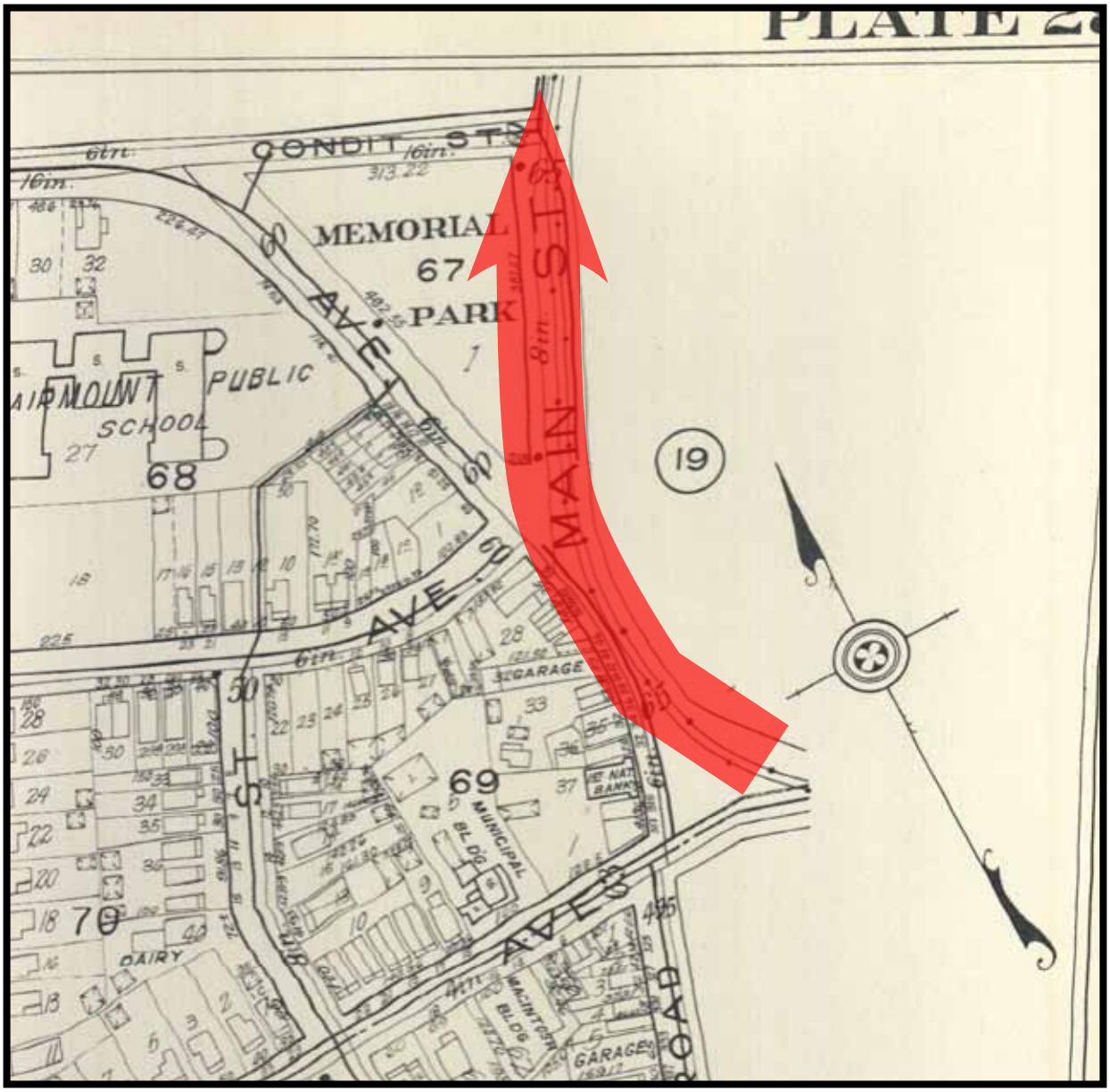


Figure 2.17b. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange.* 1932. Scale: 1 inch = 220 feet (approximately). Location of Main Street corridor area (south section, west side of street) indicated.

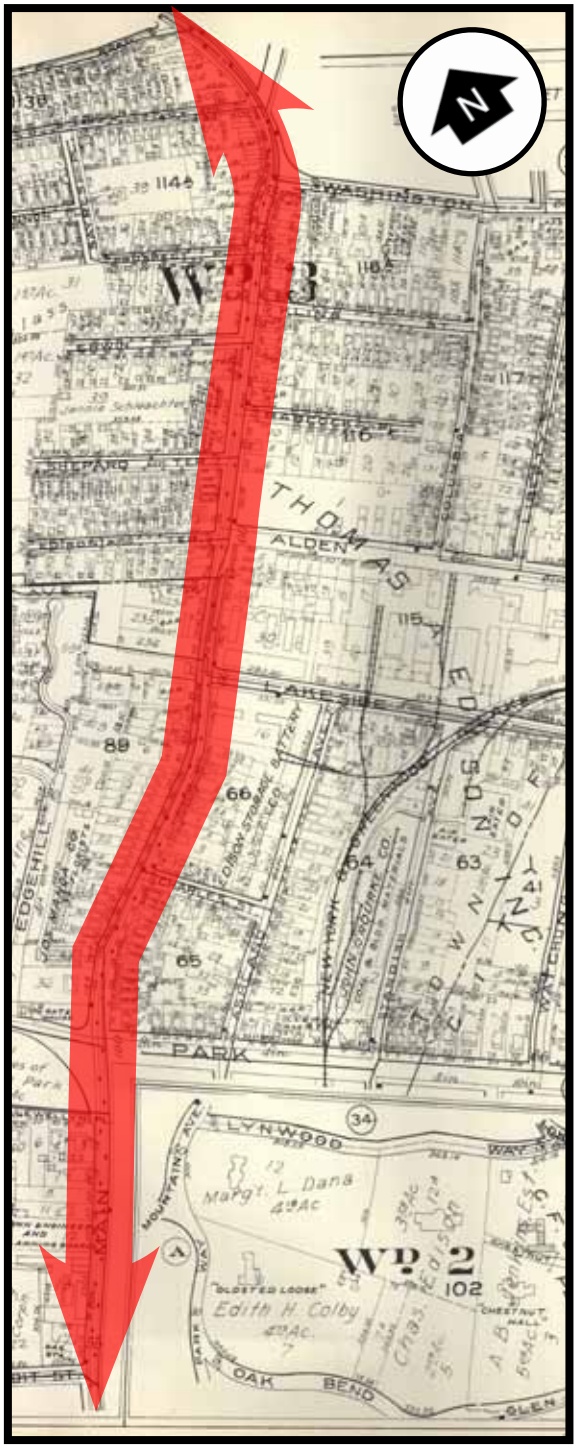


Figure 2.17c. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*. 1932. Scale: 1 inch = 620 feet (approximately). Location of Main Street corridor area (center section) indicated.

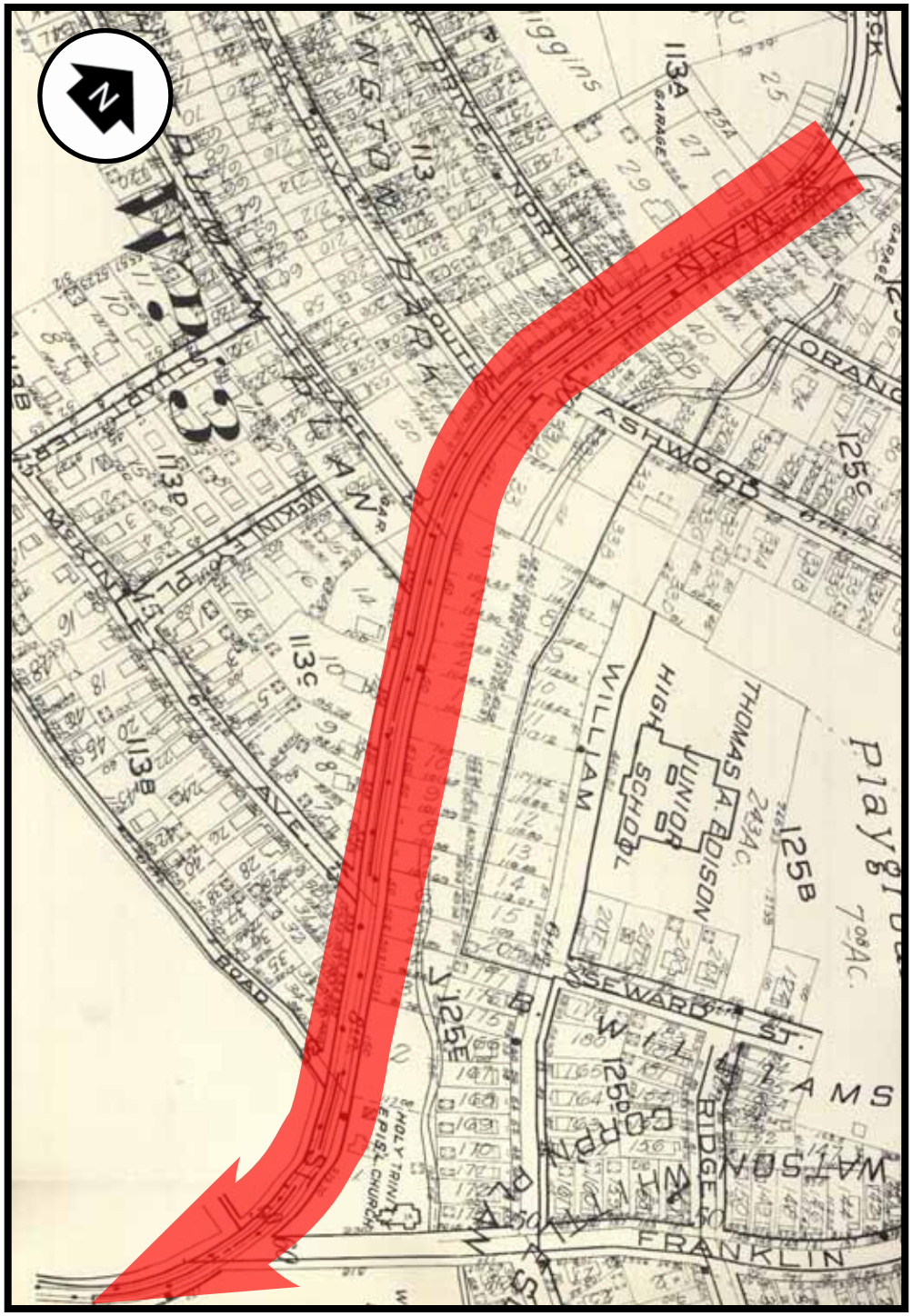


Figure 2.17d. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange.* 1932. Scale: 1 inch = 290 feet (approximately). Location of Main Street corridor area (north section) indicated.

resources has helped to anchor the historical center of the Main Street corridor as well as the neighboring areas of Tory Corner and Edison workers' houses.

Endnotes

1 Joseph Fagan, *History of West Orange* (n.d.), on line at www.westorange.org [accessed September 2014].

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Chapter 3

DATA SUMMARY

A. RESULTS OF FIELDWORK

In September 2014, Hunter Research architectural historians made field visits to the St. Cloud neighborhood and the Main Street corridor study areas. Data was collected on all 102 properties on the study list, as well as on the setting and character of the overall study areas. During these visits, notes and photographs were taken. Site boundaries were verified against GIS site maps that had been produced using street address and tax lot/block numbers.

Data collected in the field were compiled and entered into the project's MS-Access database. At the same time, data were compared with historical documentation, particularly from historic cartographic sources, to assist with the identification of buildings and confirm dates of original construction and alteration. These data were also compared against prior survey data from the Acroterion and Historic Preservation & Illumination surveys of 1992 and 1998 to determine if there had been any changes in the state of building preservation.[1] The database fields were completed to the greatest extent possible. Fields were left blank only when such data were unavailable or inaccessible, such as for roof materials or foundations when not visible from the street.

A New Jersey Historic Preservation Office (NJHPO) intensive-level survey form with building attachment(s) was produced for each property. The typical site form is from 4 to 6 pages and includes a photograph, tax map, aerial photograph site map (with tax parcel outlined), property description, setting description, bibliography and eligibility recommendation. For select properties that were identified as individually distinguished or key contributing, an eligibility worksheet was also prepared. This worksheet includes additional historical background and a justification of National Register eligibility.

The intensive-level survey forms are in Appendix B. Please refer to the appendix for detailed data on each property.

B. ST. CLOUD NEIGHBORHOOD

A total of 35 properties were surveyed in the St. Cloud neighborhood. Table 3.1 presents a summary of the collected data and evaluations with dates of construction, brief property description and eligibility recommendation/justification. Figure 3.1 is a tax parcel map showing property location and depicting the eligibility recommendations summarized in the final column of Table 3.1.

Individually Distinguished Properties – As anticipated from prior surveys of the St. Cloud area in 1992 and 1998, a high percentage of the 35 surveyed properties were considered to be architecturally or historically distinguished buildings. Of the 35 properties, 20 were judged to be individually significant and potentially eligible on their own merits for listing on the State and National Registers of Historic Places or as West Orange Township Historic Landmarks. Of these 20 properties, 17 are dwellings and two (2) are churches recommended eligible under Criterion C as representative examples of property type and style (Photographs 3.1 to 3.5). Some of these dwellings and both churches have individually important historical associations with events or people under Criteria A or B. A final property of unique interest is the Rock Spring Water Company rustic springhouse and bot-

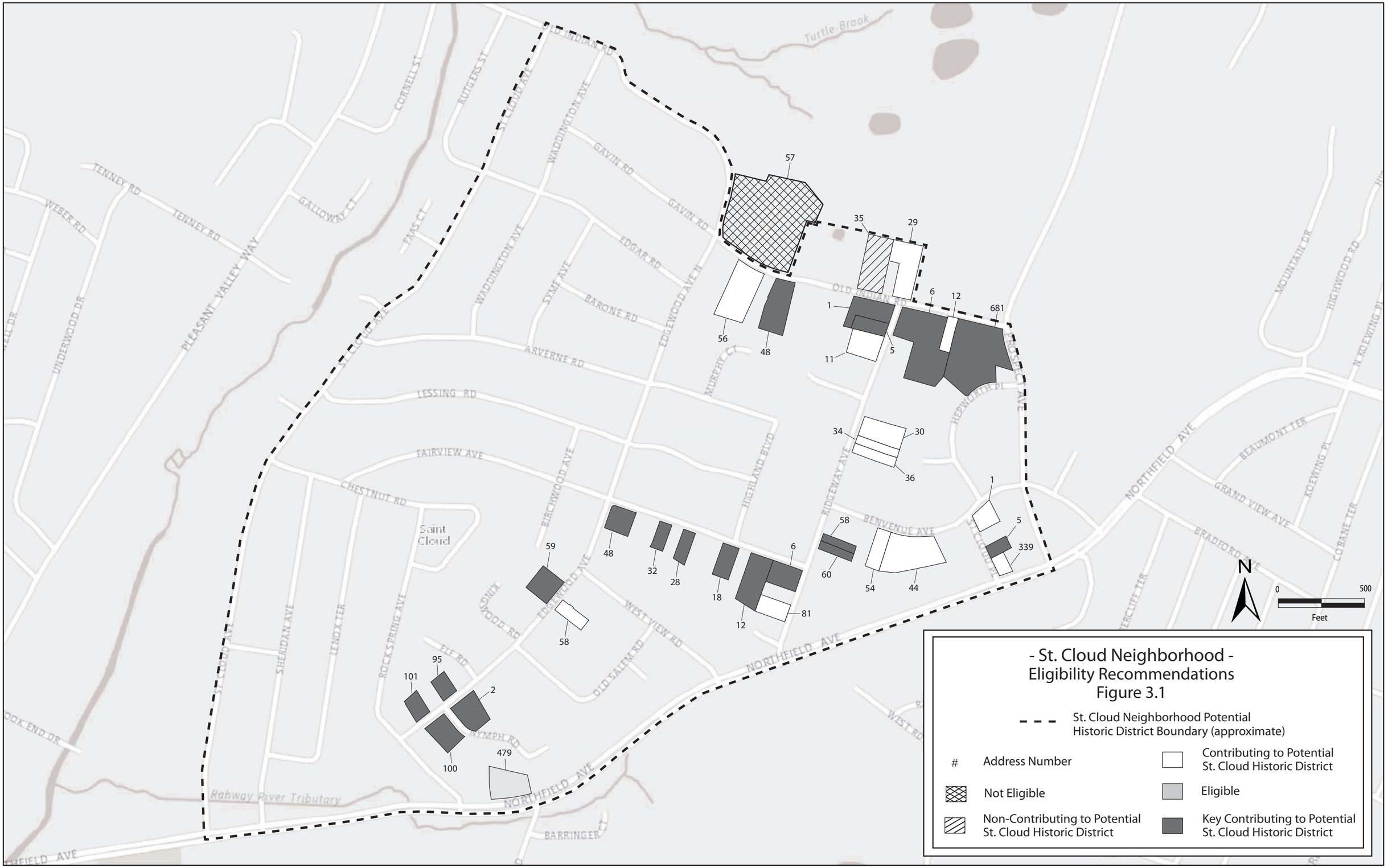
Photograph 3.1. 6 Fairview Avenue, view looking southeast. This Second Empire-style dwelling, built *circa* 1857 according to a date plaque, is representative of the high quality and state of preservation of period architecture in the St. Cloud neighborhood (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:101]).

Photograph 3.2. 5 St. Cloud Place, view looking northeast. This Victorian cottage, built *circa* 1864, is the last surviving of a group of eight that were owned by W. J. Fuller in the 1870s. Centered in a lane between the lines of cottages was a billiard hall (non-extant) (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:145]).

Photograph 3.3. 101 Edgewood Avenue, view looking northwest. This Tudor Revival-style dwelling, built *circa* 1920, is representative of the high quality and state of preservation of period architecture in the St. Cloud neighborhood (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:164]).

Photograph 3.4. Church of the Holy Innocents, 691 Prospect Avenue, view looking northwest. This Gothic Revival rural style church built in 1872 and moved to this location in 1877 was the work of architect Richard M. Upjohn. It has undergone alterations but retains much of its original character (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:005]).

Photograph 3.5. St. Cloud Presbyterian Church, 6 Ridgeway Avenue, view looking east from Ridgeway Avenue. This distinguished 1877 Gothic Revival brownstone church with Richardsonian influences was designed architect William Appleton Potter (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:038]).



- St. Cloud Neighborhood -
Eligibility Recommendations
Figure 3.1
St. Cloud Neighborhood Potential Historic District Boundary (approximate)
Address Number
Not Eligible
Non-Contributing to Potential St. Cloud Historic District
Contributing to Potential St. Cloud Historic District
Eligible
Key Contributing to Potential St. Cloud Historic District
N
0
500
Feet
Turtle Brook
Rahway River Tributary
Saint Cloud
OLD INDIAN RD
NORTHFIELD AVE
ST CLOUD AVE
PLEASANT VALLEY WAY
TENNEY RD
WEBER RD
UNDERWOOD DR
GALLOWAY CT
CORNELL ST
RUTGERS ST
FAAS CT
WADDINGTON AVE
GAVIN RD
EDGAR RD
SYME AVE
BARONE RD
EDGEWOOD AVE N
ARVERNE RD
LESSING RD
MURPHY CT
FAIRVIEW AVE
CHESTNUT RD
BIRCHWOOD AVE
HIGHLAND BLVD
RIDGEWAY AVE
BENVENUE AVE
HEPWORTH PL
PROSPECT AVE
WEST VIEW RD
OLD SALEM RD
ROCKSPRING AVE
LENOX TER
SHERIDAN AVE
ELF RD
NYMPH RD
BARRINGER CT
MOUNTAIN DR
HIGHWOOD RD
N KOEWING PL
BEAUMONT TER
GRAND VIEW AVE
KOEWING PL
BRADFORD AVE
COBANE TER
57
35
29
6
12
681
1
5
11
56
48
34
30
36
1
5
339
58
60
54
44
6
81
12
18
28
32
48
59
58
95
101
2
100
479

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
St. Joseph's Church	44	Benvenue Avenue	158.02	69	1932, 1953	This one-story, one-bay, wood frame, Roman Catholic Church and Rectory was designed with Tudor Revival features in 1932 by architect Joseph Shanley of Newark. The building is sided with wooden shingles and features brick buttresses at the side elevations. An ell was added in 1953. It has moderate integrity of design and exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	54	Benvenue Avenue	158.02	65	c.1870	This two-and-one-half-story, three-bay, cross-gabled, stuccoed, wood frame dwelling was constructed circa 1870 in the Queen Anne style. It has moderate integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	58	Edgewood Avenue	159.07	36	c.1920	This two-story, three-bay, side-gable, brick dwelling was constructed circa 1920 in the Colonial Revival style. A distinctive feature is the Doric-column portico. There is a circa 1975 ell addition to connect the house to its three-bay garage. It has moderate integrity of design and exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	59	Edgewood Avenue	159	20	c.1920	This two-story, three-bay, hip roofed, stuccoed dwelling was constructed circa 1920 with French Eclectic influences. It is the only residence of this style in the neighborhood. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	95	Edgewood Avenue	159.06	36	c.1920	This two-and-one-half-story, four-bay, cross-gabled, stuccoed and half-timbered dwelling was constructed circa 1920 with Tudor Revival influences. It is one of a distinguished grouping of four Tudor Revival houses at the Edgewood Avenue/Nymph Road intersection, each offering a different take on the Tudor Revival style. It has high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	100	Edgewood Avenue	159.01	18	c.1920	This two-story, five-bay, cross-gabled, brick dwelling was constructed circa 1920 with Tudor Revival influences. This two-story, five-bay, brick dwelling was constructed circa 1920 with Tudor Revival influences. It is one of a distinguished grouping of four Tudor Revival houses at the Edgewood Avenue/Nymph Road intersection, each offering a different take on the Tudor Revival style. It has high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	101	Edgewood Avenue	159.06	40	c.1920	This two-and-one-half-story, five-bay, cross-gabled, brick dwelling was constructed circa 1920 with Tudor Revival influences. It is one of a distinguished grouping of four Tudor Revival houses at the Edgewood Avenue/Nymph Road intersection, each offering a different take on the Tudor Revival style. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	6	Fairview Avenue	159.08	51	c.1857	This two-and-one-half-story, three-bay, mansard-roofed, stuccoed frame building was constructed circa 1857 in the Second Empire style. The building's scrolled ornamentation is striking. It is one in a distinguished grouping of Second Empire style houses on the west side of Fairview Avenue. It has high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	12	Fairview Avenue	159.08	49	c.1860	This two-and-one-half-story, two-bay, cross gabled, wood frame dwelling was constructed in the Queen Anne style circa 1860. The L-shaped building has gabled dormers and outstanding piercework bargeboards. It is a fine example of its architectural style and period and has high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	18	Fairview Avenue	159.08	47	c.1870	This two-and-one-half-story, three-bay, mansard roof, vinyl-sided, wood frame dwelling was constructed in the Second Empire style circa 1870. It has a striking two-centered arch dormer with a riveted pattern bargeboard. It is one in a distinguished grouping of Second Empire style houses on the west side of Fairview Avenue. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	28	Fairview Avenue	159.08	44	c.1870	This two-and-one-half-story, three-bay, mansard roof, wood shingled, wood-frame dwelling was constructed with Second Empire influences circa 1870. It is one in a distinguished grouping of Second Empire style houses on the west side of Fairview Avenue. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	32	Fairview Avenue	159.08	42	c.1870	This diminutive, one-and-one-half-story, three-bay, mansard roof, clapboarded, wood frame dwelling was constructed with Second Empire influences circa 1870. It is one in a distinguished grouping of Second Empire style houses on the west side of Fairview Avenue. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	48	Fairview Avenue	159.08	39	1871	This impressive two-and-one-half-story, seven-bay, mansard roof, vinyl-sided, wood frame dwelling was constructed in the Second Empire Style in 1871. It has an unusual corner entry and porch with scrolled hood. It is one in a distinguished grouping of Second Empire style houses on the west side of Fairview Avenue. It has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	339	Northfield Avenue	56	77	c.1870	This two-and-one-half-story, two-bay, side-gabled, wood frame dwelling is sided with clapboards and was constructed with Queen Anne influences circa 1870. The building has undergone some alterations, including infilling of windows on the façade, and has moderate integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Rock Spring Water Company Spring House	479	Northfield Avenue	159.01	61.02	c. 1900; c. 1940	This property consists of a circa 1900 rubble stone springhouse and a circa 1940 rusticated concrete block water bottling house. Integrity has been diminished through inappropriate repointing and repairs to the springhouse, but it still manages to convey its historic character and purpose as a place where the public was welcome to collect water from a natural mineral spring. The Rock Spring Inn, formerly on this property is no longer in existence.	Eligible	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	2	Nymph Road	159.01	2	c.1920	This impressive two-story, seven-bay, hip roof, brick dwelling was constructed circa 1920 with Tudor Revival influences. It is one of a distinguished grouping of four Tudor Revival houses at the Edgewood Avenue/Nymph Road intersection, each offering a different take on the Tudor Revival style. The dwelling has high integrity of design and exterior materials.	Key Contributing to Potential St. Cloud Historic District	
The Green Mountain Clubhouse	12	Old Indian Road	158.01	41	1910	This one-story, four-bay, cross gabled, wood frame vinyl-clad clubhouse was designed by the firm of Delano and Aldrich in 1910 with simplified Shingle-style influences. Today the majority of the exterior building materials are replacements.	Contributing to Potential St. Cloud Historic District	
Private Residence	29	Old Indian Road	156	19.02	c.1740, c.1900	This one-and-one-half-story, three-bay, side-gabled, wood-frame, Colonial dwelling is sided with wooden shingles. Local histories and a marker at the center dormer suggest the building was originally constructed in 1740 but, if so, the evidence lies within the interior since the building's exterior appears to have been heavily reworked in the Colonial Revival taste in the early part of the 20th century.	Contributing to Potential St. Cloud Historic District	
Private Residence	35	Old Indian Road	156	19.01	c.1900	This two-story, five-bay, wood frame dwelling is sided with wood shingles and was constructed circa 1900, but since has undergone significant modern alterations. It is old-in-form only.	Non-Contributing to Potential St. Cloud Historic District	
Private Residence	48	Old Indian Road	158	20	1887	This two-and-one-half-story, three-bay, stuccoed and wood-shingled, hip roof, dwelling was constructed with Shingle and Mission style influences circa 1887. It is architecturally distinguished and has high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	56	Old Indian Road	158	17.02	1940	This two-story, nine-bay, side-gabled, clapboard, wood frame dwelling was constructed in the Dutch Colonial Revival style circa 1940. It has high integrity of exterior materials and is a good but late example of the style.	Contributing to Potential St. Cloud Historic District	
Private Residence	57	Old Indian Road	156	29	c.1880, 2007	This property once contained a circa 1880, two-and-one-half-story, three-bay, Arts and Crafts / "Voyseyesque" style dwelling and a one-and-one-half-story stone and clapboard outbuilding. In circa 2010, the original property was subdivided into five lots. Today, the lot occupied by the original house contains a large, modern, two-and-one-half-story, six-bay stuccoed dwelling constructed circa 2007. Local residents suggest the original house has been consumed by this modern house, but all evidence of the original house has been obscured by modern development, resulting in a complete loss of integrity.	Not Eligible	
The Church of the Holy Innocents	681	Prospect Avenue	158.01	40	1872,1877, 1922, 1952	The Church of the Holy Innocents consists of a modest, 1-story with steeple, Gothic Revival, board-and-batten church, designed by architect Richard M. Upjohn. The property also includes a 1920s potting shed and a 1952 rectory.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	1	Ridgeway Avenue	158	22	c. 1890	This two-and-one-half-story, three-bay, stone and wood-frame dwelling was constructed in the Shingle style circa 1890. It is a fine example of its architectural style with high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Twin Cherry Parsonage	5	Ridgeway Avenue	158	27	1865	This exceptional, two-and-one-half-story, three-bay, mansard roof, clapboarded, wood-frame dwelling was constructed in the Second Empire style in 1865. Twenty-five years after its construction, the house was purchased to serve as the parsonage for St. Cloud Presbyterian Church and was known as the Twin Cherry Parsonage, named for the two cherry trees that once stood in front of the house.	Key Contributing to Potential St. Cloud Historic District	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
St. Cloud Presbyterian Church	6	Ridgeway Avenue	158.01	43	1877, 1910, 1925	This church complex has at its center a modest, yet architecturally distinguished, Gothic Revival, brownstone church designed by architect William Appleton Potter. The church has undergone several alterations to its plan, but manages to retain a strong sense of historic character. There is also a 1910 Sunday School building (extensively remodeled and expanded in the 1950s) and a 1925, 2-story, 3-bay, Colonial Revival, clapboarded manse.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	11	Ridgeway Avenue	158	28	c.1870	This two-story, three-bay, cross-gabled, wood-shingled, wood-frame dwelling was constructed in the Shingle style circa 1870. It has moderate integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	30	Ridgeway Avenue	158.01	49	c.1870	This two-and-one-half-story, three-bay, mansard roof, stuccoed, wood-frame dwelling was constructed with Second Empire influences circa 1870. At the center of the roofline is an elaborately-shaped center cross-gable with a riveted pattern bargeboard. The building has moderate integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	34	Ridgeway Avenue	158.01	51	c.1900	This two-and-one-half-story, four-bay, vinyl-clad, cross-gabled, wood-frame dwelling was constructed with Queen Anne influences circa 1900. It retains its historic form but has low integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	36	Ridgeway Avenue	158.01	52	c.1900	This two-and-one-half-story, four-bay, cross gabled, vinyl-clad, wood-frame dwelling was constructed circa 1900 with Colonial Revival influences. It retains its historic form but has low integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	

Table 3.1. Summary of Eligibility Recommendations - St. Cloud Neighborhood.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	58	Ridgeway Avenue	158.02	59	c.1870	This diminutive one-and-one-half-story, three-bay, wood-frame dwelling is sided with wooden shingles and was constructed in the Second Empire style circa 1870. It has a slate-tiled mansard roof covered in with wood-bracketed overhanging eaves and a wooden frieze. It is a fine example of its architectural style with high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	60	Ridgeway Avenue	158.02	60	c.1870	This diminutive one-and-one-half-story, three-bay, mansard roof, wood-frame dwelling is sided with clapboards and was constructed in the Second Empire style circa 1870. It is a fine example of the architectural style with high integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	
Private Residence	81	Ridgeway Avenue	159.08	51.01	c.1920	This one-and-one-half-story, seven bay, side-gabled, wood frame dwelling is sided with wood shingles and was constructed during the 1920s as a rustic cottage.	Contributing to Potential St. Cloud Historic District	
Private Residence	1	St. Cloud Place	56	80	c.1955	This two-story, eight-bay, cross-gabled, Tudor-Revival style, brick dwelling was built circa 1955 as the convent for the neighboring St. Joseph's Roman Catholic Church. This is a fine but somewhat late example of Tudor Revival with high integrity of exterior materials.	Contributing to Potential St. Cloud Historic District	
Private Residence	5	St. Cloud Place	56	78	1864	This two-story, three-bay, wood frame dwelling is sided with wooden shingles and was constructed with Queen Anne influences in 1864. It has an unusual inverted T-shape plan with wrap-around porch. It is the only surviving cottage from the "billiard row" on St. Cloud Place. It is architecturally distinguished and has moderate integrity of exterior materials.	Key Contributing to Potential St. Cloud Historic District	

tling plant (Photograph 3.6), which is recommended eligible under Criterion A as one of the last vestiges of the mineral springs that initially brought this area to the attention of urban tourists in the early decades of the 19th century.

The Gothic Revival and Tudor Revival buildings in St. Cloud are the finest grouping in the Township of West Orange outside of Llewellyn Park, and the nine (9) Second Empire-style dwellings found on Fairview and Ridgeway avenues represent the single most important collection of that style in the township and quite possibly in Essex County. These three dominant styles (Gothic Revival, Tudor Revival and Second Empire) clearly illustrate how architects and builders fashioned domestic architecture to suite the tastes of the pioneers of suburban living on First Mountain from the 1870s to 1930s. In terms of integrity of design, materials and workmanship, most of these properties rate very high to exceptional. Please refer to Table 3.1 and the individual survey forms in Appendix B for detailed information and photographs of the surveyed properties.

Discussion of Previously Identified Potential St. Cloud Historic District (pre-1940 period of significance) – The St. Cloud neighborhood is today generally understood to be an area of approximately 0.6 square miles bounded by Old Indian Road on the north, Prospect Avenue on the east, Northfield Avenue on the south and St. Cloud Avenue on the west. It is a developed and mature suburban residential area with building stock that reflects over 200 years of historic development, but mostly dated from the 1870s to the 1960s.

This survey of 35 properties focused on buildings dating principally, although not exclusively, from the late 1850s to the 1930s. Survey activity was concentrated in the northeastern section of this larger St. Cloud area, particularly on the architecturally fine buildings on Edgewood Avenue, Fairview Avenue, Northfield Avenue, Nymph Road, Old Indian Road, Prospect Avenue, Ridgeway Avenue and St. Cloud Place. These buildings had been previously identified by surveys in 1992 and 1998 as constituting the core of a potential St. Cloud historic district.[2] The western sections of the St. Cloud neighborhood consist mostly of post-World War II housing, which have, in most instances, turned 50 years old only within the last 25 years and were of little interest to prior surveys.

The St. Cloud survey population of 35 properties represents only a small fraction of the estimated 400 buildings in the St. Cloud neighborhood, but the selected properties are from those streets with the greatest number of older buildings (defined as pre-1930). Even so, these older properties are intermixed with many postwar dwellings, a result of the subdivision of the larger lots associated with the Victorian manses and the in-filling of undeveloped lots between older properties (Photographs 3.7 to 3.10).

In fact, it is very hard to find any streetscape in St. Cloud that truly expresses the feeling of open space that once existed among houses as illustrated in late 19th-century maps such as Pidgeon's *Atlas of Essex County* of 1881 or Robinson's *Atlas of Essex County* of 1890 (see Figures 2.6 and 2.7). Even later maps such as the Franklin Survey Company's *Atlas of East Orange, Orange and West Orange* of 1932 (see Figure 2.9) indicate ample lawns, gardens, orchards, woods and fields stretching out behind many of these properties even as a denser pattern of suburbanization encroached. There is little doubt that this feeling, and a historical association with well-to-do "country living," contributed to St. Cloud's reputation as a fashionable neighborhood long after it had no longer become viable for the prominent early families to maintain their large estates.

This historical association with fine suburban living from the railroad age to the early automobile age, and the spatial pattern associated with it on First Mountain,

Photograph 3.6. Rock Spring Springhouse, 479 Northfield Avenue, view looking northeast from Northfield Avenue (photographer Alison Haley, September 2014; HRI Neg.#14041/D1:174]).

Photograph 3.7. Fairview Avenue, view looking southwest with 12 Fairview Avenue, a *circa* 1860 Victorian dwelling (left), and 16 Fairview Avenue, a *circa* 1950 cape house (right). Postwar construction had a significant impact on the setting and feeling of the St. Cloud neighborhood (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:147]).

Photograph 3.8. Fairview Avenue, view looking south with 34 Fairview Avenue, a *circa* 1955 split-level ranch (left), and 36 Fairview Avenue, a *circa* 1870 Second Empire-style dwelling (right). Postwar construction had a significant impact on the setting and feeling of the St. Cloud neighborhood (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:150]).

Photograph 3.9. Ridgeway Avenue, view looking north from the intersection with Benvenue Avenue. The postwar housing on the right (east side) of the avenue contrasts with the gated grounds enclosing a prewar property on the left (west side) of the avenue. These grounds are now a township park associated with a Tudor Revival house at 47 Ridgeway Avenue (not surveyed) (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:143]).

Photograph 3.10. St. Cloud Place, view looking north with 5 St. Cloud Place, a *circa* 1870 Victorian cottage (right) juxtaposed with a *circa* 1950 Colonial Revival dwelling in the distance, and a *circa* 1960 school (left) (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:166]).

are critical to any thinking about a potential St. Cloud historic district with a pre-1940 period of significance. From the perspective of National Register guidance on defining historic districts (see Chapter I, Section C of this report), the subdivision and infilling of the St. Cloud landscape in the postwar decades of the 1950s and the 1960s is particularly problematic. While the St. Cloud study area has an impressive number of significant architectural resources of the *circa* 1860 to *circa* 1940 period, as a whole the district, so defined, struggles to meet the test of integrity due to later changes in density, street patterns and styles of dwellings. Even under the best of circumstances less than 50% of the properties within a tightly defined boundary around the oldest two to three-dozen properties would meaningfully contribute to a pre-1940 period of significance.

The discontiguous nature of the older properties adversely impacts integrity of setting, feeling and association, and significantly disrupts visual continuity of the architecture and streetscapes. Simply put, St. Cloud probably does not qualify as a potential historic district if the district is based on a period of significance that focuses on the pre-1940 period and does not include resources of the postwar period.

Potential St. Cloud Historic District (period of significance to a later postwar date) – Over the past 25 years, preservationists have recognized the significance of resources constructed in the 1950s and the 1960s, sometimes referred to as resources of "the recent past." Useful discussions of the eligibility of postwar suburban housing patterns and types can be found in the *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (2002)[3] and in the *NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (2012).[4] These studies provide a sound basis for looking at the history of suburban neighborhoods across longer periods of significance and recognizing the ways that these neighborhoods reflect important long-term trends in the development and growth of a locality or metropolitan region.

The St. Cloud neighborhood reflects a local historical pattern of suburban development particular to West Orange, but arguably it also reflects a regionally important pattern that is characteristic of the Newark/New York City metropolitan area and other major cities of the Northeast. Early in the railroad era, these cities experienced a "flight to the suburbs" by families who could afford to escape the noise, pollution and disease of compact "walkable" cities and seek out desirable locations to build country homes. Other social forces encouraged a separation of the domestic center of upper-crust family life from the urban centers of male-dominated business, industry and commerce. In no other parts of the nation does one find so many significant and precedent setting mid- and late-19th-century suburbs as one does in the Northeast, and nowhere more so than in northern New Jersey and areas of New York State and Connecticut surrounding New York City. Most cities of the Midwest, South and Far West did not experience intensive suburban development until later in the 19th century and very often not until the automobile era of the 20th century, resulting in very different looking and feeling suburbs.

This early impetus to move to the suburbs of northern New Jersey resulted in distinctive patterns of suburban land use. At one end were enclaves such as the mid-1850s Llewellyn Park, representing highly planned and controlled development under the oversight of architects and associations. At the other end were enclaves such as the 1860s St. Cloud that followed less controlled approaches to development. These type of suburbs lacked centralized planning and were dependent on the whims of individual property owners and their chosen architects. Over time, these

neighborhoods like St. Cloud grew organically and incorporated other later prevailing trends of suburbanization.

In the late 19th century these neighborhoods such as St. Cloud were impacted by streetcars and then several decades later by early automobiles, the latter only available to the economically well off. In the early 20th century, house lots became smaller and street patterns were extended, while architectural styles such as Tudor Revival, Craftsman and Mission became more the norm than Gothic Revival, Italianate, Second Empire, Queen Anne and so on.

There followed in the mid-20th century further inroads by the automobile and a boom in housing construction as a combination of social, economic and political factors resulted in an unprecedented shift of population from the cities to the suburbs. In the St. Cloud neighborhood and many others, this played itself out in new subdivisions of split-level and ranch style houses. as well as minimalistic Colonial Revival styles such as the cape house. This postwar pattern of development reflected a social desire to break away from the cities and from past architectural forms, adopting contemporary styles of construction that were considered at the time distinctively modern and progressive. In St. Cloud's case, it is indeed somewhat surprising how many of the older dwellings built from the 1860s to the 1930s survived this postwar onslaught. And perhaps even more unusual is that postwar society's distaste for the Victorian did not result in more stripping of these older buildings of their characteristic architectural features.

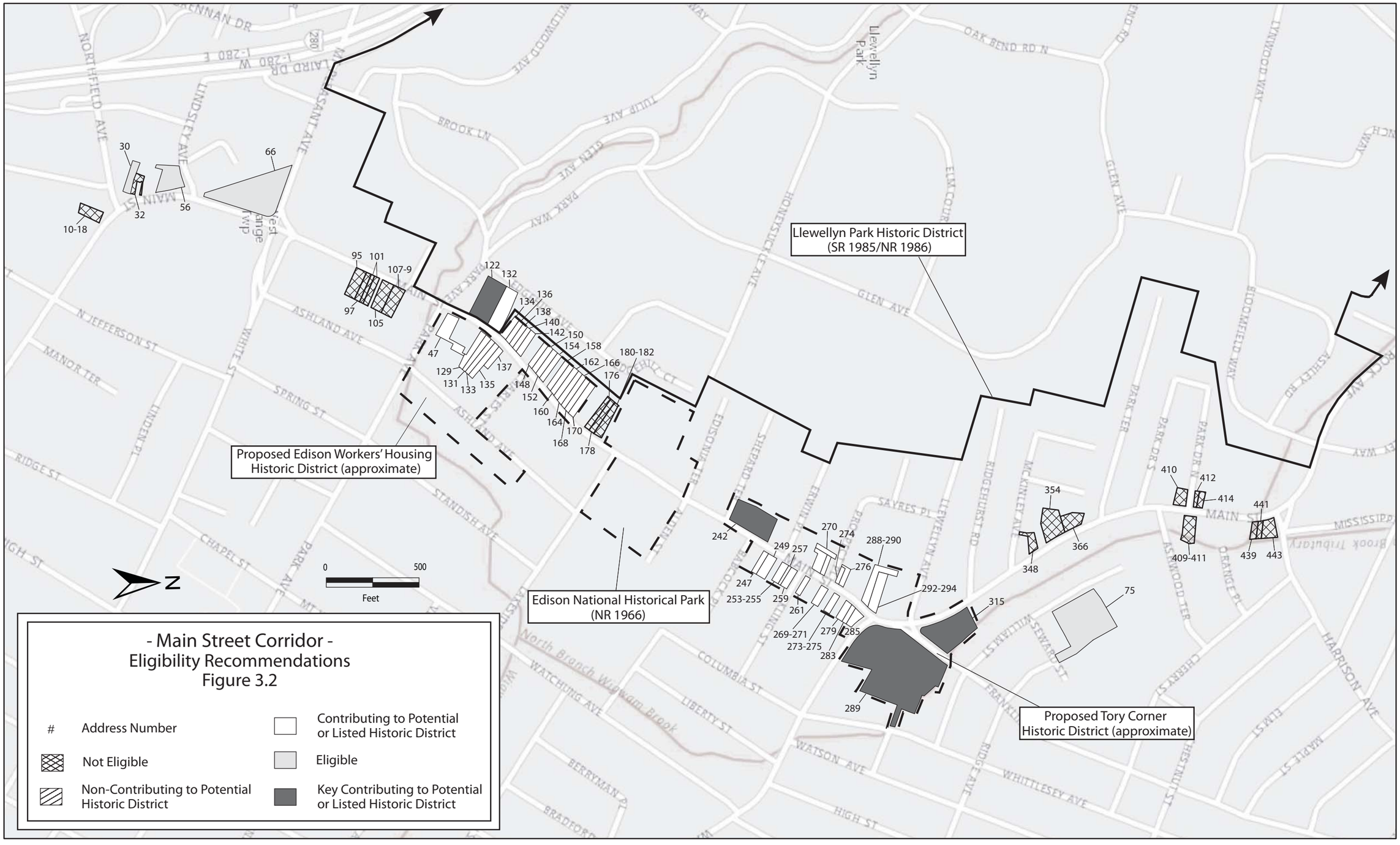
With the above historic pattern of suburbanization in mind, a recommendation of this report is that a potential St. Cloud Historic District does exist but that the period of significance needs to be extended to at least 1965. This approach could be used to identify an eligible district that fully satisfies requirements of the aspects of integrity and continuity of contributing resources. It would be eligible under Criterion A for its historical significance representing a pattern of community planning and development and under Criterion C for architectural significance for a diversity of architectural styles and methods of construction representing the evolution of popular suburban housing styles over more than a century of suburbanization.

In order to fully support this recommendation of a period of significance extending into the postwar period, further work would be necessary. The first step would be to define the geographic boundaries of a study area, which at a minimum would encompass the properties in this survey and probably extend at least as far west as Edgewood Avenue but probably not as far west as St. Cloud Avenue where the character of the neighborhood is less architecturally diverse. The second step would be to undertake the background research and survey necessary to prepare a St. Cloud Historic District designation report that comprehensively surveys every property within the proposed district, assesses overall significance and integrity, and proposes appropriate boundaries and a precise period of significance.

If the above approach for an extended postwar period of significance were adopted, it is recommended that all but three (3) of the 35 properties included in the current survey would be contributing to the potential St. Cloud Historic District. The recommendations for contributing status in Table 3.1 and the provisional district boundary shown on the map in Figure 3.1 reflect this approach.

C. MAIN STREET CORRIDOR

A total of 67 properties were surveyed along the Main Street corridor. Table 3.2 presents a summary of the collected data and evaluations with dates of construction, brief property descriptions and eligibil-



- Main Street Corridor -
Eligibility Recommendations
Figure 3.2

#	Address Number		Contributing to Potential or Listed Historic District
	Not Eligible		Eligible
	Non-Contributing to Potential Historic District		Key Contributing to Potential or Listed Historic District

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial	10-18	Main Street	18	56	c.1900	This altered two-story, three-bay, commercial building was constructed with Shingle style influences circa 1900. Despite the survival of the roofline, the store fronts have been greatly altered and extended far forward of the original façade.	Not Eligible	
PNC Bank	30	Main Street	69	37	c.1920	This one-story, three-bay, brick building was originally constructed as the First National Bank in the Classical Revival style circa 1920. The building has an imposing limestone pediment carried on Ionic order limestone columns. The building is a fine representative example of small-town bank architecture and is a visual focal point at the west end of Main Street as one enters West Orange from Orange.	Eligible	
Commercial/Private Residence (Subway Sandwich Shop)	32	Main Street	69	36	c.1910	This three-story, two-bay, flat roof brick commercial building was constructed circa 1910. It has altered storefront and windows. It is architecturally undistinguished and has low integrity of exterior materials.	Not Eligible	
Commercial/Private Residence (Main Street Hardware)	56	Main Street	69	28	1892	This three-story, ten-bay commercial building brick commercial building was constructed in 1892. The building, one of the earliest and most complete on Main Street, has a flat roof with stone coping. Above the third story is a wooden cornice with modillions and dentils. It is a good representative example of a late 19th century commercial property type with good integrity.	Eligible	
Township of West Orange Municipal Building	66	Main Street	67	1	1936-37	This two-story, fifteen-bay, brick building was designed by architects William Lehmann and John Lamb in the Georgian Revival style in 1936-37 as the West Orange Municipal Town Hall. Projecting from the center of the roofline is a brick clock tower with a wooden clock face and cupola topped with a metal tile dome and a copper weathervane. The building is a good representative example of municipal architecture with high integrity of exterior materials.	Eligible	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial/Private Residence	95	Main Street	61	15	2007	This three-story brick commercial building was built circa 2007 on the site of a one-story cottage identified in the 1992 Acroterion survey of West Orange Township.	Not Eligible	
Private Residence	97	Main Street	61	18	c.1916	This two-and-one-half-story, two-bay, vinyl-clad, gambrel-roof, wood frame, vernacular dwelling was constructed with Dutch Colonial Revival influences circa 1916. Although retaining its historic form, it is architecturally undistinguished and has low integrity of materials.	Not Eligible	
Private Residence	101	Main Street	61	19-20	c.1916	This two-and-one-half-story, two-bay, frame building is sided with wood shingles and was constructed with Queen Anne influences circa 1916. Although retaining its historic form, it is architecturally undistinguished and has moderate integrity of materials.	Not Eligible	
Private Residence	105	Main Street	61	21	c.1916	This two-and-one-half-story, two-bay, side-gabled, wood frame building is sided with clapboards and was constructed with Queen Anne influences circa 1916. Although retaining its historic form, it is architecturally undistinguished and has moderate integrity of materials. Integrity of design has been impacted by conversion into apartment flats with addition of secondary entries.	Not Eligible	
Commercial/Private Residence	107-109	Main Street	61	21.03	c.1916	This two-and-one-half-story, two-bay, side-gabled roof, vinyl-clad, wood frame dwelling was constructed with Queen Anne influences circa 1916. Although retaining its historic form, it is architecturally undistinguished and has low integrity of materials.	Not Eligible	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
William A. McManus House (Private Residence)	122	Main Street	89	36	c.1880	This two-and-one-half-story, five-bay, cross-gable roof, Queen Anne-style, clapboarded, wood frame dwelling was constructed circa 1880. Dominating the front elevation is a two-story, pyramidal turret that begins at the second story. Occupying a key location in the Llewellyn Park Historic District, this dwelling is a fine architectural example of late Victorian residential architecture.	Key Contributing. Llewellyn Park Historic District (SR 12/20/1985; NR 2/28/1986)	
Private Residence	129	Main Street	65	9	c.1905	This two-and-one-half-story, two-bay, gambrel-roof, vinyl-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has low integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	131	Main Street	65	10	c.1905	This two-and-one-half-story, two-bay, side-gabled, wood-frame dwelling is sided with asbestoid shingles and was constructed with Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	132	Main Street	89	34	c.1900	This two-and-one-half-story, three-bay, hipped roof, vinyl-clad, frame dwelling was constructed with Colonial Revival influences circa 1900. Historic atlas maps dating to 1904 show it to have been connected at the rear to a series of greenhouses. The greenhouses, which at one time were maintained by Joseph Manda Co. Florists, were demolished circa 1960. The building was constructed during the period of significance of the Llewellyn Park Historic District. Integrity of design and materials have been impacted, particularly through historically inappropriate replacement of windows, but overall form is maintained and the building is considered contributing.	Contributing. Llewellyn Park Historic District (SR 12/20/1985; NR 2/28/1986)	
Private Residence	133	Main Street	65	11	c.1905	This two-and-one-half-story, two-bay, cross gambrel roof, clapboard, wood-frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	134	Main Street	89	32	c.1905	This two-and-one-half-story, two-bay, gambrel roof, aluminum-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	135	Main Street	65	12	c.1905	This two-and-one-half-story, two-bay, gambrel roof, aluminum-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	136	Main Street	89	31	c.1909	This two-and-one-half-story, two-bay, gambrel roof, vinyl-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1909. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	137	Main Street	65	13	c.1905	This two-and-one-half-story, three-bay, hip roof, vinyl-clad, wood frame duplex was constructed circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	138	Main Street	89	30	c.1905	This two-and-one-half-story, two-bay, front gabled, aluminum-clad, wood frame dwelling was constructed with Queen Anne influences circa 1905. It retains its historic form and has low integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	140	Main Street	89	29	c.1905	This two-and-one-half-story, two-bay, side gabled, asphalt shingle-clad, wood frame dwelling was constructed with Colonial Revival influences circa 1905. It retains its historic form and has low integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	142	Main Street	89	28	c.1905	This two-and-one-half-story, two-bay, cross gabled, wood frame dwelling is clad in asbestoid shingles and was constructed with Queen Anne influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	148	Main Street	89	25	c.1905	This two-and-one-half-story, two-bay, cross gabled, clapboarded, wood frame dwelling was constructed with Queen Anne influences circa 1905. It retains its historic form and has high integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	150	Main Street	89	24	c.1905	This two-and-one-half-story, two-bay, gambrel roof, aluminum-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	152	Main Street	89	23	c.1905	This two-and-one-half-story, two-bay, side gabled, vinyl-clad, wood frame dwelling was constructed with Colonial Revival influences circa 1905. It retains its historic form and has low integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	154	Main Street	89	22	c.1905	This two-and-one-half-story, two-bay, front gabled, vinyl-clad, wood frame dwelling was constructed with Queen Anne influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	158	Main Street	89	20	c.1905	This two-and-one-half-story, two-bay, gambrel roof, vinyl-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has low integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	160	Main Street	89	19	c.1905	This two-and-one-half-story, two-bay, side gabled, vinyl-clad, wood frame dwelling was constructed with Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	162	Main Street	89	18	c.1905	This two-and-one-half-story, two-bay, gambrel roof, wood frame dwelling is clad in wood shingles and was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	164	Main Street	89	16	c.1905	This two-and-one-half-story, two-bay, side gabled, vinyl-clad frame dwelling was constructed with Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	166	Main Street	89	14	c.1905	This two-and-one-half-story, two-bay, gambrel roof, vinyl-clad, wood frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	168	Main Street	89	12	c.1905	This two-and-one-half-story, two-bay, side gabled, aluminum-clad frame, wood frame dwelling was constructed with Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	170	Main Street	89	10	c.1905	This two-and-one-half-story, two-bay, gambrel roof, vinyl-clad frame dwelling was constructed with Dutch Colonial Revival influences circa 1905. It retains its historic form and has moderate integrity of exterior materials.	Contributing to Potential Edison Workers' Housing Historic District	
Private Residence	176	Main Street	89	5	c.1905	This two-and-one-half-story, two-bay, side-gabled, vinyl-clad, wood frame dwelling was constructed circa 1905. A two-car garage has been added in front of the house at street level. The dwelling has low integrity of original design and materials.	Not Eligible	
Commercial/Private Residence (Pour House Pub & Grub)	178	Main Street	89	4	c.1905	This property consists of 1) a two-and-one-half-story, two-bay, gambrel roof, aluminum-clad, wood frame dwelling constructed in the Dutch Colonial Revival style circa 1905, and 2) an attached one-story, three-bay stuccoed commercial building added to the northwest corner of the dwelling circa 1970 (the Pour House Pub & Grub). The dwelling has low integrity of original design and materials.	Not Eligible	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial/Private Residence,	180-182	Main Street	89	3	c.1905	This property includes a circa 1905 dwelling and a circa 1940 commercial building. The two-and-one-half-story, three-bay, cross gabled, vinyl-clad, wood frame dwelling was constructed circa 1905. The building has a T-form and has been extensively renovated. The two-story, six-bay, brick commercial building was constructed with Colonial Revival influences circa 1940. The property has low integrity of materials and is architecturally undistinguished.	Not Eligible	
West Orange Community House (J.E. Schlachter House)	242	Main Street	114	80	1846, 1919	This two-and-one-half-story with raised basement, five-bay, cross-gabled, stuccoed brick dwelling was constructed in the Italianate style in 1846. It served as a dwelling until it was presented to the West Orange Improvement League in 1918 for use as a community center. A gymnasium was attached to the southwest corner in 1919. Although there are some alterations, including many vinyl replacement sashes in the arched windows, the former dwelling retains many interesting architectural features including bracketed overhanging eaves and a large wrap around porch. An important building in the civic history of West Orange, it also prefigured West Orange's reputation for stylish country homes several years before the establishment of Llewellyn Park in 1853. The West Orange Community Center anchors the southern end of a potential Tory Corner Historic District.	Key contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	247	Main Street	116	47	c.1885	This two-and-one-half-story, three-bay, front gabled, asbestoid-shingled, wood-frame dwelling was constructed with Queen Anne influences circa 1885. It retains its historic form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	249	Main Street	116	48	c.1885, c.1960	This two-and-one-half-story, three-bay, front-gabled, vinyl-clad, vernacular dwelling was constructed circa 1885. Attached to the front of the dwelling is a one-story, four-bay, stuccoed concrete commercial building that was constructed circa 1960. Although the later addition was unsympathetic to the character of the house, it reflects a pattern of converting dwellings to retail uses and blends with nearby storefronts.	Contributing to potential Tory Corner Historic District.	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial/Private Residence	253-255	Main Street	116	51	c.1925	This three-story, seven-bay, Tudor Revival-style, pent roof, commercial building was constructed circa 1925 . The upper stories are stuccoed and feature half-timbering. Above the third story, a dentiled cornice spans the width of the front elevation. The building, distinctive from other nearby commercial buildings of roughly the same period, retains its historic form and moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	257	Main Street	116	53.01	c. 1930	This two-story, two-bay, flat roof with crenelated parapet, brick commercial building was constructed circa 1930. It retains its historic form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Llewellyn Hotel	259	Main Street	116	53	c.1900	This three-and-one-half-story, three-bay, gambrel roof, Queen Anne style, brick and wood-frame commercial building was constructed circa 1900 and is currently occupied by the New Llewellyn Hotel. Among the more visually interesting commercial buildings on Main Street, it features a variety of exterior finishes (wood shingles, clapboards and brick) and a slate roof, and a five-sided corner turret. It has had a variety of commercial uses over the years, including as a bar prior to its recent reincarnation as a hotel.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	261	Main Street	116.01	86	c.1900	This two-and-one-half-story, four-bay, vinyl-sided wood-frame commercial building was built circa 1900. The first story has been significantly altered with the addition of a protruding storefront, but above a cross-gabled roof, a dentiled cornice and bracketed barge boards with an unusual diamond-pattern scoring and infill at the gable peak hint at its original Queen Anne style. Although integrity of design and materials is diminished, it is still sufficiently intact to add architectural interest to its Main Street commercial setting.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	269-271	Main Street	116.01	89	c.1910	This three-story, three-bay, flat roof, brick commercial building was constructed circa 1910 and has two commercial storefronts. It is detailed in a minimal Classical Revival style and has suffered from loss of a band of ornamentation (perhaps a cornice or pent roof) from above the third story. The building retains its historic form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
West Orange Diner (Tory Corner Diner)	270	Main Street	114	50, 52-53	c.1955	This one-story, six-bay, stainless steel and stuccoed diner was constructed circa 1955 by the Manno Dining Car Company and is currently occupied by the Americana Diner. It features the exuberant 1950s styling of the company's prefabricated dining cars, including the zigzag roofline and large plate glass windows in folded metal frames. At the rear of the property is a one-story, three-bay brick garage. The diner has very good integrity of design and materials.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	273-275	Main Street	116.01	93	c.1910	This two-story, four-bay, pent eave, brick and vinyl-sided commercial building was constructed circa 1910 and retains some semblance of an original first-story glass storefront, although many materials have been replaced. Three-sided bay windows at the second story define upstairs flats. The building retains its historical form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	274	Main Street	114.01	24	c.1875	This two-story, four-bay, shed roof, brick and clapboard building is a converted dwelling constructed circa 1875. It is now occupied by a restaurant. The most interesting architectural feature is a bracketed wooden cornice, suggestive of vernacular Italianate styling although little else remains since a brick veneer and updated entrance have been added to the first floor. The building retains its historic form and moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Schneider's Hardware	276	Main Street	114.01	24.01	1932	This one-story, three bay, flat roof with parapet, brick commercial building with plate glass storefront and recessed entry was constructed in 1932 and is occupied by Schneider Hardware. Schneider Hardware has been operating in West Orange since 1923 and moved to this location in 1932. The building retains its historic form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Commercial	279	Main Street	116.01	96	c.1920	This one-story, two-bay, flat roof with parapet, brick commercial building was constructed circa 1920. The most distinctive feature other than the parapet with its rondel-motif end pieces is a metal-tile covered pent eave. The building retains its historic form and has moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial/Private Residence	283	Main Street	116.01	97	c.1920	This three-story, three-bay, flat roof, brick commercial building was constructed circa 1920. It is architecturally minimally Neo Classical Revival in style with a pressed copper cornice and cast-concrete ornamentation, although what stands out most is a recessed brick arch that defines the central bay at the second and third stories. Unfortunately, the first floor storefront has been greatly altered.	Contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	285	Main Street	116.01	98	c.1910s	This three-story, three-by-eight-bay commercial building was constructed with Renaissance Revival influences circa 1910. It contains three store fronts, but only one is occupied. The building has a flat roof. The bracketed metal cornice has dentils and modillions. The handsome building defines the southeast corner of the intersection of Main and Washington streets.	Contributing to potential Tory Corner Historic District.	
M. Rosenbaum Building	288-290	Main Street	114.01	19.01	1915	This three-story, four-bay, flat roof with stepped parapet wall, commercial brick building was constructed with Neo-Classical influences in 1915 and is one of the more impressive small town commercial buildings in the Tory Corner section. At the center of the parapet wall is a concrete plaque that reads "1915 M. Rosenbaum". Ornamentation included a pressed-metal cornice, balconettes at third-story windows, and cast concrete window sills. The first floor storefronts have been updated for modern tastes. The building retains its historic form and a moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	
Washington School	289	Main Street	125.01	40	1895	This two-story, six-bay, brick school was designed by architects Rossiter & Wright in 1895. Stylistically, the school borrows from several traditions, including Romanesque, Classical, and Colonial Revival; these combined with an off-center clock tower and asymmetrical plan, however, probably speak most strongly to the eclecticism of Queen Anne tastes, atypically applied to an institutional building rather than a dwelling. Washington School is the oldest school building in continuous use in West Orange and a prominent landmark on the northeast side of Tory Corner.	Key contributing to potential Tory Corner Historic District.	
Commercial/Private Residence	292-294	Main Street	114.01	18	c.1915	This three-story, four-bay, brick commercial building was constructed circa 1915 in a restrained late Renaissance Revival style. It has a pent roof covered in metal Spanish tiles. The bracketed metal cornice has modillions and dentils. The second and third stories on the front elevation are faced with non-original Permastone and the first story storefront has been updated to modern tastes. The building retains its historic form and moderate integrity of exterior materials.	Contributing to potential Tory Corner Historic District.	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Holy Trinity Episcopal Church	315	Main Street	125.05	1	1907	This one-and-one-half-story, five-bay, Tudor Revival, concrete church was constructed in 1907 and has a front-gabled roof sheathed in asphalt shingles. The small Episcopal Church echoes the many small rural "country" churches that were popular in suburban West Orange in the latter half of the 19th century and is an unusual use of a 20th-century material (concrete) applied to a traditional form of ecclesiastical building. Prominently located to the north side of Tory Corner, the property is enclosed by a concete retaining wall and also includes a parsonage, community hall and garage.	Key Contributing to potential Tory Corner Historic District.	
Private Residence	348	Main Street	113.03	8	c.1915	This two-and-one-half-story, three-bay, gambrel roof, vinyl-clad dwelling was constructed with Dutch Colonial Revival influences circa 1915. The building retains its historic form but has low integrity of exterior materials. It is not architecturally distinguished.	Not Eligible	
Commercial	354	Main Street	113.03	10	pre-1800?	This one-and-one-half-story, three-bay, side-gabled, vinyl clad, wood frame dwelling has been converted to a doctor's office. Previous surveys and local oral history suggest that this building contains a pre-1800 house, but evidence for this has been completely obscured by late 19th- and 20th-century additions and alterations. Today, the building has a vaguely late Victorian appearance due to dormers, bracketed eaves, a full-width porch (although the porch has been enclosed), and a variety of window patterns. Further research and interior access would be necessary to determine the initial date of construction. Unless something historically or architecturally exceptional was indicated, the loss of all aspects of integrity would suggest a not eligible recommendation.	Provisionally not eligible, pending in-depth research and analysis of interior	
Commercial	366	Main Street	113.03	14	1916	This two-and-one-half story, five-bay, gambrel roof, Dutch Colonial Revival-style, vinyl-sided, wood frame dwelling was constructed circa 1916, but since has been converted to a commercial building. It retains its historic form but has low integrity of exterior materials. It is architecturally undistinguished.	Not Eligible	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Private Residence	409-411	Main Street	125.03	40.02	c.1930	This two-story, four-bay, flat roof with parapet, brick apartment building was constructed circa 1930. The building features concrete ornamentation and quoining as well as courses of soldier bricks. The building retains its historic form and has moderate integrity of exterior materials. It is architecturally undistinguished.	Not Eligible	
Private Residence	410	Main Street	113	262	pre-1800?	This two-story, five-bay, cross gabled, wood-shingled dwelling has stylistic details indicating late 19th century construction, but previous surveys suggest it incorporates a late-18th-century house that has been obscured by later construction. Today, the building has a late Victorian appearance due to 2/2 windows, wood paneled door and porch. Further research and interior access would be necessary to determine the initial date of construction. Unless something historically or architecturally exceptional was indicated, the loss of integrity to the pre-1800 period would suggest a not eligible recommendation. As an example of late Victorian architecture, the house is undistinguished.	Provisionally not eligible, pending in-depth research and analysis of interior	
Commercial/Private Residence	412	Main Street	113.01	261	c.1921	This four-story, three-bay, flat roof with parapet, patterned-brick commercial building was constructed circa 1921. The first-floor storefront has been altered. Disrupting the uniformity of the front elevation is a metal fire escape. The building retains its historic form and moderate integrity of exterior materials. It is not architecturally distinguished.	Not Eligible	
Commercial/Private Residence	414	Main Street	113.01	260	c.1925	This three-story, three-bay, flat roof with patterned brick parapet, brick commercial building was constructed circa 1925. The first floor storefront has been updated to modern tastes. The building retains its historic form and moderate integrity of exterior materials. It is not architecturally distinguished.	Not Eligible	
Commercial	439	Main Street	125.03	45.05	c.1905	This two-and-one-half-story, three-bay, front-gabled, wood frame, commercial building was constructed circa 1905 perhaps as a dwelling. The first floor plate-glass storefront has been updated to modern tastes, but above are bracketed wooden bargeboards decorated with wooden modillions. The gable end is faced with wooden shingles. The building retains its historic form and moderate integrity of exterior materials.	Not Eligible	

Table 3.2. Summary of Eligibility Recommendations - Main Street Corridor.

Name	Number	Street	Block	Lot	Date of Construction	Summary Description	Eligibility Recommendation	Photograph
Commercial	441	Main Street	125.03	45.06	c.1930	This three-story, two-bay, flat roof with stepped parapet, patterned brick commercial building was constructed with minimally Art Deco influences circa 1930. The first-floor storefront has been updated to modern tastes. The building retains historic form and moderate integrity of exterior materials but lacks the distinction of the more successful and exuberant Art Deco buildings of this period.	Not Eligible	
West Orange Pharmacy	443	Main Street	125.03	45	c.1900	This two-and-one-half-story, four-bay, cross-gabled, Queen Anne style, brick dwelling is now occupied by the West Orange Pharmacy. Although decorative cornice and bargeboard survive at the roofline, the building is very altered from the second story down. In addition to replacement windows at the second story, the first story has been completely obscured by a stuccoed one-story storefront addition that wraps around the building's two street facing sides. The building's integrity of design and materials have been greatly diminished.	Not Eligible	
Commercial	47	Park Avenue	65	1	c.1880	This two-and-one-half-story, four-bay, cross gabled, Victorian-style, vinyl-clad frame dwelling was constructed circa 1880. At the southwest elevation is a three-story, four-sided tower with a conical roof. The building retains its historic form and has moderate integrity of materials. It is located opposite the entrance to Llewellyn Park but is the only Victorian house of its type on its block because the block was subdivided in the early 20th century for workers' housing near the Edison labs and factories. Although predating the worker's housing by about 25 years, it is historically associated with the pattern of suburban development and the division of larger tracts for more dense housing patterns. Its juxtaposition with the workers' housing well illustrates the pattern and it would be considered contributing to a potential Edison Workers' Housing Historic District.	Contributing to Potential Edison Workers' Housing Historic District	
Edison Middle School	75	William Street	125.02	20	1928	This two-story, thirteen bay, brick school was designed by architects Guilbert & Betelle and constructed in the Georgian Revival style in 1928. The central bay features a three-story tower with a metal cupola topped with a metal weathervane. Although several post-1960 additions have been made to rear, the original street-facing 1928 main block retains sufficient integrity to convey the patriotic symbolism and community pride that was characteristic of the expansion of early 20th century public schools in West Orange. The Edison School is recommended eligible under Criteria A and C.	Eligible	

ity recommendation/justifications. Figure 3.2 is a tax parcel map depicting the eligibility recommendations summarized in the final column of Table 3.2.

The Main Street corridor consists of a mix of residential and commercial buildings punctuated by occasional churches, schools, small parks and government buildings spread out on a more than one-mile-long corridor from Northfield Avenue to Harrison Avenue. Anchoring the middle of the corridor, of course, are the famous Edison laboratories and just south and west of them the gate house to Llewellyn Park, but overall the corridor's historic visual character is "choppy." There are modern intrusions – office buildings, parking lots, retail businesses and the like – interspersed with a range of late 19th- to mid-20th-century commercial buildings, apartments and residences. Older buildings are mostly in the range of two to three stories and they lend an appealing "small town" scale to Main Street (Photographs 3.11 to 3.15).

While there are a small number of architectural gems along the Main Street corridor, only a small percentage of the surviving buildings over 50 years old are of individual architectural or historical merit as judged against National Register criteria. More commonly these older buildings are representative of a range of building forms and styles that could be found in many American "main street" communities from the 1890s to the 1930s. Integrity of design, materials and workmanship has been diminished in almost all cases, particularly through the addition of modern storefronts and the conversion of dwellings into businesses.

Taken as a whole, the Main Street corridor is not a distinguishable entity, i.e., a historic district, per National Register guidance; this report recommends that it lacks the continuity and cohesiveness of resources to be a potential historic district along its entire length. However, there are two discrete areas within the corridor that may qualify as potential historic districts. These are a potential Edison Worker's Housing Historic District and a potential Tory Corner Historic District, which are discussed in greater detail below.

Individually Distinguished Properties – Of the 67 properties surveyed on the Main Street corridor, eight (8) were judged to be individually distinguished and potentially eligible on their own merits for listing on the State and National Registers of Historic Places or as West Orange Township Historic Landmarks. Of these eight (8) properties, two (2) are dwellings, two (2) are commercial buildings, two (2) are schools, one (1) is a municipal building and one (1) is a church. Each is considered to be eligible under Criterion C as important local representative examples of property type and style. Several also have important historic associations with events or patterns of events under Criterion A. Please refer to Table 3.2 and the individual survey forms in Appendix B for detailed information.

Potential Edison Workers' Housing Historic District – Between the entrance to Llewellyn Park at Main Street and Park Avenue and immediately south of the Thomas Edison National Historical Park is an intact setting of early 20th-century, workers' houses on narrow lots (Photographs 3.16 to 3.19). The area, which extends eastward to Ashland Avenue and comprises perhaps a total of 50 to 60 dwellings, has historic district potential as a complement to the industrial character of the Edison complex to its immediate north and the high-style architecture of Llewellyn Park to its immediate west. Constructed in a short period of time between 1905 and 1910, these houses were a response to the boom in employment at the Edison works and the desire of workers for nearby comfortable housing suited to their means. Compared to the large houses in Llewellyn Park and in other fashionable West Orange neighborhoods, like St. Cloud, these houses were very modest, but for many workers, they would have represented a chance to own property in West Orange. The developer/builder(s) patterned the houses after stan-

Photograph 3.11. Main Street, view looking west from near the City of Orange town line with Main Street bending off to the right and Northfield Avenue intersection to the left. This commercial block (30-44 Main Street) retains an early 20th century scale but there are many alterations to most of the facades of the individual buildings. Compare to the historical views from near the same location in Photographs 2.8 to 2.11 (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:001]).

Photograph 3.12. Main Street, view looking north from the Renna Plaza intersection. The Municipal Building (66 Main Street) is left and out of view. This section of Main Street has modern intrusions. The 5-story office building is on the site of a former hat factory (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:050]).

Photograph 3.13. Main Street, view looking northeast from near the intersection with Charles Street. In the distance is the Edison National Historical Park. The brownfield at right is the former location of Edison Storage Battery Company factory buildings that were demolished (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:085]).

Photograph 3.14. Main Street, view looking southwest at 352-358 Main Street. The high degree of alterations seen in these dwellings is typical of the section of the Main Street corridor between Tory Corner and Harrison Avenue (photographer Alison Haley, September 2014; HRI Neg.#14041/D2:42]).

Photograph 3.15. Main Street, view looking north from near the Park Drive North intersection at the north end of the Main Street corridor. This area maintains an early 20th century scale, although there have been tear downs (left) and only a few buildings have integrity of design, materials or workmanship (right) (photographer Alison Haley, September 2014; HRI Neg.#14041/D2:013]).

Photograph 3.16. Main Street, view looking northeast from north of Park Avenue at Edison workers' housing on the east side of the street (right) with the Edison labs in the background. This area maintains its historic character and is a significant juxtaposition to the industrial complex and the nearby exclusive neighborhood of Llewellyn Park (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:076]).

Photograph 3.17. Main Street, view looking northwest at 166-170 Main Street, typical Edison workers' houses (photographer Alison Haley, September 2014; HRI Neg.#14041/D2:138]).

Photograph 3.18. Park Avenue, view looking west toward Main Street with Edison workers' housing on the north side of the street (right). This area near the entrance to Llewellyn Park is recommended as contributing to a potential Edison Workers' Housing Historic District on Main Street, Park Avenue, Ashland Avenue, Lakeside Avenue and Charles Street (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:066]).

Photograph 3.19. Ashland Avenue, view looking northeast toward Charles Street with Edison workers' housing on the east side of the street (right). This area near the Edison Storage Battery Company factories is recommended as contributing to a potential Edison Workers' Housing Historic District on Main Street, Park Avenue, Ashland Avenue, Lakeside Avenue and Charles Street (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:065]).

dardized house plans and designs, but varied the construction from lot to lot, alternating between gambrel-fronted and side-gabled roof patterns, and selecting from factory-produced Colonial Revival architectural touches for the wood cornices, windows and doors. These houses, considered fashionable and solid for industrial workers, represented a necessary alternative pattern of community development and planning for West Orange as its population grew to accommodate the Edison complex's workforce. Between 1900 and 1914, the Edison payroll grew from 3,000 to 8,000 workers.[5]

Twenty-two (22) properties in the survey were identified as potentially contributing to the Edison Workers' Historic District. There are also properties on Park Avenue, Ashland Avenue, Charles Street and Lakeside Avenue that may contribute but were not included in the Main Street corridor study. Of the 22 surveyed properties, all but one is a vernacular workers' house dating to *circa* 1905 to 1909. All retain their original historic form/design and most have moderate integrity of exterior materials and workmanship. Integrity of setting, association and feeling is strong. The only exception to the workers' houses is a rambling *circa* 1880 Queen Anne-style house at 47 Park Avenue at the southeast corner of Park's intersection with Main Street. This house is included within the potential district because it represents an earlier "country house" property that was subdivided into lots for the workers' housing. This provides an important visual and historical context to understanding the denser pattern of suburban development that was adopted to accommodate industrial workers.

In order to fully support this recommendation, further work would be necessary. This would include additional background research and survey of buildings not included in this survey and preparation of a designation report that comprehensively surveys every property within the proposed district and delineates its boundaries.

Potential Tory Corner Historic District – Tory Corner, centered on the intersection of Main and Washington streets, is the only section of the Main Street corridor that retains a series of contiguous commercial and residential properties that captures the historic character of West Orange's Main Street in its early to mid-20th-century heyday (Photographs 3.20 to 3.23). Although the Tory Corner name derives from British loyalists who lived in this area at the time of the American Revolution, in the second half of the 19th century Tory Corner featured several fine Victorian dwellings. In the early part of the 20th century, the area developed as a commercial district. Today, this approximately four-block-long section of the Main Street corridor retains the character of a pre-1960s commercial district from Shepard [sic] Terrace north to Ridgehurst Road. The district is distinguished by two to four-story commercial buildings with storefronts representing a range of early to mid-20th-century styles including Tudor Revival, late Renaissance Revival and Neo-Classical. The buildings set closely or with their sidewalls resting against one another form a commercial block streetscape that is characteristic of small town America. First-floor storefronts, often altered, are capped by upper story flats with windows and cornices that more than any other features capture the builders' choices of architectural style. The north end of a potential Tory Corner Historic District is anchored by the 1895 Washington School and the 1907 Holy Trinity Church, which are situated on larger lots with more open grounds that contrast with the more densely developed commercial blocks to the south (Photographs 3.24 and 3.25).

Sixteen (16) properties in this survey have been identified as contributing to a potential Tory Corner Historic District. In order to fully support this recommendation, further work would be necessary. This would include additional background research and survey of buildings not included in this survey and preparation

Photograph 3.20. Tory Corner, view looking northwest on Washington Street toward Main Street. This area maintains the character of a historic commercial district with most buildings dating from *circa* 1890 to 1930 (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:107]).

Photograph 3.21. Tory Corner, view looking northeast on Main Street toward the Washington Street intersection. This area maintains the character of a historic commercial district with most buildings dating from *circa* 1890 to 1930 (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:096]).

Photograph 3.22. Tory Corner, view looking southwest on Main Street from the Washington Street intersection. This area maintains the character of a historic commercial district with most buildings dating from *circa* 1890 to 1930 (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:119]).

Photograph 3.23. Tory Corner, view looking southwest on Main Street from the Washington Street intersection. This area maintains the character of a historic commercial district with most buildings dating from *circa* 1890 to 1930. Compare with the historic views in Photographs 2.12 to 2.18 (photographer Alison Haley, September 2014; HRI Neg.#14041/D3:123]).

Photograph 3.24. Washington School (289 Main Street), view looking northwest. The Tory Corner commercial area is immediately left and out of view (photographer Alison Haley, September 2014; HRI Neg.#14041/D2:064]).

Photograph 3.25. Holy Trinity Episcopal Church (315 Main Street), view looking north from Franklin Avenue. The church property is located at the north end of a potential Tory Corner Historic District with its more open grounds and concrete retaining wall, on a piece of high ground, providing a focal point. The Tudor Revival-style church, built in 1907 by volunteer labor, is an early example of "fire-proof" concrete construction applied to a traditional design (photographer Alison Haley, September 2014; HRI Neg.#14041/D2:051]).

of a designation report that comprehensively surveys every property within the proposed district and delineates its boundaries.

Endnotes

1 Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey; Historic Preservation & Illumination, LLC, Historic and Architectural Properties of the St. Cloud Area, West Orange, New Jersey (prepared for the West Orange Historic Preservation Commission, July 1998), on file, West Orange Historic Preservation Commission, West Orange, New Jersey.

2 Ibid.

3 David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), on line at www.nps.gov/publications/bulletin/pdfs/suburbs.pdf.

4 Emily Pettis, Amy Squitieri, Christina Slattery and Christine Long, *NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, D.C.: National Cooperative Highway Research Program and the Transportation Research Board, 2012), on line at www.onlinepubs.trb/org/onlinepubs/nchrp/nchrp_rpt_723.pdf [accessed September 2014].

5 Janet Foster, National Register of Historic Places Registration Form, Edison Storage Battery Company Building (1995), p. 17.

Chapter 4

SUMMARY AND RECOMMENDATIONS

A. PURSUING WEST ORANGE HISTORIC LANDMARK STATUS

This survey recommends that 20 properties in the St. Cloud neighborhood and 8 properties in the Main Street corridor are individually eligible as West Orange Township Historic Landmarks. It also recommends three potential historic districts, the St. Cloud Historic District and the Edison Workers' Housing Historic District and the Tory Corner Historic District in the Main Street corridor.

Per the township's historic preservation ordinance, the next step will be the preparation of formal designation reports for these resources. This survey report can serve as a foundation for preparing these reports, but additional work will be necessary, especially for the potential historic districts.

Strategically, the West Orange Historic Preservation Commission (HPC) and other stakeholders, including property owners, will wish to consider which properties identified by this survey should be priorities for designation. The number of potentially eligible properties identified by this survey are probably too many and varied to be pursued together at the same time. Priorities should be considered based on local knowledge of the level of threat and a calculus of the willingness of the community and property owners to support designation and protection under the local land-use ordinances and the West Orange Master Plan. At the very least, the findings of this survey report should be used to inform and educate stakeholders about historic resources in the St. Cloud neighborhood and the Main Street corridor.

The recently prepared designation report for 48 Fairview Avenue serves as a high quality model for nominating individual properties as local landmarks.[1] The designation report should be shared as an inducement to others to undertake the process of learning more about the history of their properties and preparing a designation report that can be acted upon by the HPC with the support of recommendations from this survey.

Historic district designation reports will require greater effort and coordination. They are likely to require the services of a qualified architectural historian as well as coordination with the township's planners so that the districts are included within the township's master plan. The boundaries and periods of significance recommended by this survey should be considered provisional until comprehensive surveys of the proposed districts can take place. These surveys should include all potentially contributing and non-contributing resources.

Of the three historic districts recommended by this survey, the St. Cloud Historic District deserves some special attention. There, due to the large number of individually eligible properties within a potential historic district, there is an alternative between an approach that would encourage property owners to individually list the most significant older properties and an approach to working with the neighborhood as a whole to seek designation as a historic district. The choice as to which approach will result in the greatest benefit to the goals of historic preservation will be driven in some great measure by the attitudes of property owners and political considerations. Experience in other communities suggests that persuading property owners that 1950s and 1960s dwellings are historic

can be difficult, but it is worth reflecting upon the fact that a generation ago Victorian houses were also thought of as not preservation worthy. Today, they are highly valued historic resources. As time passes, new generations are finding their grandparents' and parents' suburban postwar homes of increasing historical interest. It is very likely that many of the postwar houses in St. Cloud will also eventually be thought of as potentially historic. The 50-year-old threshold was selected by the National Register as the minimum time that should pass for sufficient historical perspective to be gained on potential significance. Now that postwar houses are reaching that age that perspective is beginning to develop. It will become clearer with time.

B. LISTING IN THE NEW JERSEY AND NATIONAL REGISTERS

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places. Since the Township's preservation ordinance uses the same technical criteria as the New Jersey and National Register, the same properties that are eligible for local landmark status will also be eligible to the state and federal registers. Properties listed in the registers are officially recognized by the state and federal governments as preservation worthy. Inclusion provides benefits for protection from governmental undertakings and encroachments that would adversely impact listed resources. Section 106 of the National Historic Preservation Act of 1966, as amended, provides for review of any federally licensed, financed or assisted undertaking. The New Jersey Register of Historic Places Act provides similar review for any state or municipal undertakings.

Another benefit of National Register listing is the ability of property owners to take advantage of financial incentives for preservation such as a 20 percent income tax credit for a substantial rehabilitation of an income-producing building. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service. In addition to the federal tax credit, the New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration to state, county and municipal agencies and nonprofit organizations.

The National Register offers an alternative avenue to listing that may be useful to preservation-minded property owners in the St. Cloud neighborhood, especially if a potential historic district is not currently a viable alternative. This alternative is the Multiple Property Documentation Form (MPDF). The MPDF essentially serves as a "cover sheet" to listing a number of individual properties that share a similar historic background or context. In this case, an MPDF would establish the historical significance of the St. Cloud neighborhood and specific registration criteria for individual property types. Individual properties could then be nominated by property owners using this coversheet as a cover to a simplified individual nomination form. The MPDF could serve as encouragement to listing since it would make the nomination process less complicated and more certain.

C. OPPORTUNITIES TO DEVELOP HERITAGE TOURISM AND QUALITY OF LIFE THROUGH HISTORIC PRESERVATION

A final recommendation of this report is that the collected data and recommendations be used as an educational tool to promote heritage tourism and the local quality of life. Several possible ideas are presented below; there are surely others. All of these ideas include the HPC partnering with local people

and organizations. Some may even benefit from the organization of "friends of" groups to promote the preservation of specific buildings or districts.

Promotion of Tory Corner as a Historic Shopping/ Entertainment Destination. Tory Corner has a distinct historic character and local businesses appear to have already begun to capitalize on this by evidence of the banners in the street identifying the area as Tory Corner. Embracing an identity as the Tory Corner Historic District would help to enhance the commercial area's brand and could be used to promote business and special events. Designation as a National Register historic district may attract historically-minded investors interested in capitalizing on the 20 percent federal tax credit, which could be used as a selling point to property owners to support designation. The HPC can be a partner to local businessmen and property owners interested in protecting and enhancing the corner's historic character by offering advice about appropriate techniques for rehabilitating and restoring storefronts and preserving the character-defining features of the buildings.

Partnering with the Thomas Edison National Historical Park. The National Park Service (NPS) has a vested interest in protecting the setting and context of the historical park. The Edison laboratories and Glenmont Estate are the featured attractions of the park, but the park also benefits from its suburban setting in West Orange. While the NPS is unlikely to be able to provide resources directly to properties outside of its boundaries, there is an indirect relationship that could be strengthened which encourages staff and visitors to look beyond the boundaries of the park. The close juxtaposition of the laboratories, factory, the workers' housing and mansions on Main Street speaks eloquently to the class structure of early 20th-century America and how it was represented in the landscape. Each of these components of the landscape is diminished without the other in close proximity and it may provide some excellent potential interpretive opportunities, such as walking tours that get Edison visitors out into the neighborhood and into local businesses.

Historic House Tour of St. Cloud. Many historic neighborhoods and districts benefit from historic house tours. There are several possible approaches to organizing a historic house tour and if there is interest in St. Cloud, organizers would do well to talk to other communities that have house tours to learn more about what works best. The simplest approach to organizing a tour is preparing a brochure (or these days a digital application or website) that provides information on a self-guided walking or driving tour. This would allow the township's residents and visitors to enjoy and learn about the historic architecture from the sidewalk or the street. More elaborate tours may involve open houses where property owners share their historic interiors or restoration projects with interested groups or the public. Very often these events charge an admission fee as a fundraiser for a preservation cause or a friends group.

Endnotes

1 Gregory T. Tierno, "Township of West Orange Landmark Designation Report, 48 Fairview Avenue (Block 159-08/Lot 39), Township of West Orange, Essex County, New Jersey," (2011), on file, West Orange Historic Preservation Commission, West Orange, New Jersey.

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Appendix A

HISTORIC PRESERVATION FUND GRANT REQUEST FOR PROPOSALS AND SCOPE OF WORK

TOWNSHIP OF WEST ORANGE

WEST ORANGE HISTORIC PRESERVATION COMMISSION

REQUEST FOR PROPOSAL

ARCHITECTURAL HISTORIAN

Bid Submission Date:

WEDNESDAY AUGUST 6, 2014

11:00 AM

Prevailing Time

TOWNSHIP OF WEST ORANGE * 66 MAIN STREET * WEST ORANGE, NJ 07052

(973) 325-4056

ADVERTISEMENT

July 15, 2014

Request for Proposals

The Township of West Orange Historic Preservation Commission, in accordance with a 2013 CLG Grant application, is seeking the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualifications Standards. The proposal package can be obtained in person at the Township of West Orange, 66 Main St., Purchasing Rm 111, West Orange, NJ 07052, during regular business hours M-F 8:30 AM – 4:30 PM or by emailing your request to purchasing@westorange.org. Proposals must be clearly marked with the title of project, name, and address of party submitting, to the above mentioned address. Submission date and time is

August 6, 2014 at 11:00 AM. No proposals received after this date and time will be accepted. Six copies of your proposal will be necessary. Submitters are required to comply with the Affirmative Action requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27, and have a New Jersey Business Registration Certificate P.L. 2004.

Anne DeSantis

Purchasing Agent, QPA

Township of West Orange

Scope of Work

The Grantee shall employ at minimum the services of an Architectural Historian qualified in accordance with the National Park Service *Professional Qualifications Standards,* to produce an intensive –level architectural survey of a minimum of one hundred (100) historic resources in the St. Cloud residential neighborhood and along the Main Street mixed-use corridor. Surveyed resources may be documented individually.

Information generated from this Intensive-level Architectural Survey will enable the Township of West Orange's Planning Board, Zoning Board of Adjustment, and Historic Preservation Commission to make informed land use decisions in accordance with the municipal Master Plan, local ordinances and the Municipal Land Use Law. It will also assist the West Orange Historic Preservation Commission in making reasonable, consistent ad justifiable decisions.

The survey must be conducted in accordance with the New Jersey State Historic Preservation Office's *Guidelines for Architectural Survey* (Guidelines). The survey data will be gathered using a database application provided by the HPO, and mapping will be based on GIS data. The eligibility findings and, summarizes the overall survey effort.

The following product will be created as part of the survey effort:

I. **Intensive - level Survey Documentation**
The Township of West Orange shall conduct an Intensive-level architectural Survey consisting of the following:

A. <u>Survey Forms</u>

1. Preparation of HPO-approved forms for minimum of one hundred (100) historic resources. All forms must be submitted via both electronic and hard copy. The electronic copy must be submitted as a Microsoft Access 2003 database as provided by the HPO. The Hard copy inventory forms will be generated from the database.
2. Preparation of attachments and eligibility worksheets for those properties indentified as potentially eligible.
3. Assessment of "key –contributing" (i.e. individually eligible) "contributing" and "non-contributing" status for all properties surveyed as part of historic district(s).

B. **<u>Photograph</u>**y

1. Survey photography shall include at least one digital color photograph of the entire principal elevation or view for every historic property in the Intensive-level survey (this photograph will appear on the Base Survey Form
for the subject property.
2. Additional photographs, which clearly contribute to an understanding of the property's significance, are strongly recommended. These photographs shall appear on continuation sheets following the survey form for the subject property.

3. Survey photographs shall be submitted as color digital images in JPEG format with a minimum pixel array of 1200 by 1800 (approximately 4"by 6" at 300 dpi

C. <u>GIS Mapping</u>

1. GIS mapping must be based on existing digital parcel maps, or an HPO-approved alternate, such as Global Positioning System (GPS) data.
2. Digital submissions must include separate ArcView shape files in the data structure provided by the HPO.
   a. Historic District boundaries (polygons). Where the Historic District boundary coincides with a municipal boundary, the Historic District boundary must overlay the municipal boundary exactly.
   b. Property locations (points).
3. Geospatial metadata sufficient to satisfy the metadata reporting requirements of the NJ Department of Environmental Protection Mapping and Digital Data Standards (2006) available online at http://www.nj.gov/dep/gis/standard.htm.
4. All Digital data shall be submitted on CD-ROM in the format referenced above.
5. The GIS data shall serve as the basis for creating the 2"x3" location map for each surveyed property. The location map shall be saved as a digital image in JPEG format that will be included on the hard copy survey forms.

II. Intensive –level Survey Report

The Grantee shall prepare an intensive-level survey report in accordance with Section 3.5 of the Guidelines for Architectural Survey. The report will be comprised of at least 30 pages of typewritten text (12 point font in a single-spaced format), not including survey forms, maps, photographs and illustrations. The final report must be submitted to the Township of West Orange in electronic and hard copy. The electronic copy must e submitted on CD-ROM as a Microsoft Word document.

Deliverables:

For purposes of this Grant Agreement, the Grantee shall produce two (2) hard copies of all survey products defined above. The HPO will receive one (1) complete hard copy set of the completed survey products in accordance with the grant schedule. The Grantee will retain one (1) complete hard copy of the survey products for local use.

FINAL SURVEY DUE SEPTEMBER 30, 2014. NO EXCEPTIONS

Township of West Orange

Project Impact

An intensive-level architectural survey of historic resources for the St. Cloud neighborhood and Main Street corridor in west Orange will mainly have a local impact, though information gleaned from the project could assist in understanding state and national historic themes and contexts.

The Township's last reconnaissance-level survey, completed by Acroterion, Inc. in 1992, is in desperate need of updating. However, because of the current economic climate, undertaking a complete update of this outdated survey is simply impossible. A Certified Local Government grant would allow the Township of West Orange to update to current standards two portions of the 1992 survey that retain the greatest concentrations of significant historic resources.

With respect to the architectural stock of the St. Cloud neighborhood, two reconnaissance survey have been done in the last 27 years with sometimes conflicting results. An intensive-level survey would clarify these results and assist the West Orange Historic Preservation commission (WOHPC), the West Orange Planning Board and the West Orange Zoning Board of Adjustment in better indentifying resources worthy of local designation and justifying designation choices to the public. An updated survey of this neighborhood would also strengthen the WOHPC's position and speed action as it attempts to withstand development threats.

Since the last survey was done, the mixed-use Main Street corridor has changed considerably with numerous building having been demolished, rehabilitated or renovated. An intensive-level survey would clarify previous reconnaissance survey designation eligibility results as well as identify which resources have retained their historic integrity, thus allowing the WOHPC to better focus its designation efforts.

With the reopening of the Thomas Edison National Historical Park on Main Street, the Township has seen a resurgence of visitors to the Main Street corridor and wishes to increase the public's understanding and appreciation for the built environment. An intensive-level survey of the Main Street corridor would aid the WOHPC and the Downtown West Orange Alliance, a certified Main Street New Jersey participant, in developing and strengthening various heritage tourism initiatives that highlight the benefits of the mixed-use character the Township's Main Street conveys.

The Downtown West Orange Alliance offers a Façade Grant Program that funds small building restoration and rehabilitation projects. An intensive-level survey would allow the WOHPC to act as a better partner to the Downtown West Orange Alliance's efforts to revitalize the Township's commercial corridor.

PROJECT CATEGORIES	***DESCRIPTION***	***TASK COST***	***TOTAL COST***
Consultant Services:			
Consultant Type:	Cultural Resource Consultant		
Task 1:	Planning	534.51	
Task 2:	Background Research	2,539.20	
Task 3:	Fieldwork	2,539.20	
Task 4:	Completion of Survey Forms	14,192.48	
Task 5:	Final Report Compilation	4,349.84	
	Sub-Total:	24,155.23	24,155.00
Consultant Type:			
Task 1:			
Task 2:			
Task 3:			
Task 4:			
Task 5:			
	Sub-Total:		
Consultant Type:			
Task 1:			
Task 2:			
Task 3:			
Task 4:			
Task 5:			
	Sub-Total:		
Administrative Costs:			
Legal Notices:	TBD – In-Kind from WOHPC budget		0.00
Printing:			
Copying:	20.00		20.00
Photo Processing:	200.00		200.00
Other:	33.00 for Postage		33.00
	12.00 for Parking		12.00
	30.00 for Tolls		30.00
	50.50 for 100 Miles @0.505/mile		50.00
		Total Grant Request:	24,500.00

Historic Preservation Professional Qualifications

In the following definitions, a year of full-time, professional experience need ot consists of a continuous year of full-time work, but may be made up of discontinuous periods of full time or part-time work adding up to the equivalent of a year of full-time experience.

1. **History**. The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

   a. At least two years of full-time experience in research, writing, teaching, interpretation or other demonstrable professional activity with an academic institution, historical organization or agency, museum or other professional institution, or
   b. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

2. **Archaeology**. The minimum professional qualifications in archaeology are a graduate degree in archaeology, anthropology, or closely related field plus:

   a. At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration or management.

   b. At least four months of supervised field and analytic experience in general North American archaeology.

   c. Demonstrated ability to carry research to completion.
   In addition to these minimum qualifications, a professional in prehistoric supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall have at least one year of full-period. A professional in historic archaeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.

3. **Architectural History**. The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history; or a bachelor's degree in

architectural history, art history, historic preservation , or closely related field, plus one of the following:

a. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution.

b. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

4. **Architecture.** The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time professional experience in architecture; or a license to practice architecture.

5. **Historic Architecture.** The minimum professional qualification in historic architecture are a professional degree in architecture or state license to practice architecture , plus one of the following:

a. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or

b. At least one year of full-time professional experience on historic preservation projects. (Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.)

Historic resources examined as part of an intensive-level architectural survey of the St. Cloud neighborhood and the Main Street corridor would be surveyed on an individual basis rather than as part of historic districts. Resources selected for survey include all properties deemed eligible for designation in various reconnaissance-level surveys and reports. For the St. Cloud area, these surveys include a 1986 Essex County survey of historic resources, the 1992 West Orange Historic Sites Survey performed by Acroterion, Inc. and a 1998 designation report completed by Historic Preservation & Illumination, Inc. with subsequent addendum completed by Richard Grubb & Associates, Inc. in 1999. All resources selected for survey along the Main Street Corridor were deemed eligible for designation in the 1992 West Orange Historic Sites Survey performed by Acroterion, Inc.

Please see the enclose Scope of Work for a project timeline.

Statement of Significance for St. Cloud Neighborhood

The St. Cloud Historic area is located to the west of the ridge at the top of First Mountain overlooking the Oranges and Manhattan in the distance. The area is primarily residential in nature and was initially developed within the confluence of three historic roads; Prospect Avenue to the east, Mountain Avenue to the north and Northfield Avenue to the south.

Prospect Avenue, which runs along the ridge of First Mountain, was known in the early nineteenth century as Perry Lane. Northfield Avenue acts as the southern boundary of the St. Cloud area. At the middle of the nineteenth century, this was one of the primary highways in the area and, in 1863 Northfield was o ne of the first roads in West Orange to be improved. Mountain Avenue(now know as Old Indian Road) provided a diagonal connection between Prospect Avenue and Mount Pleasant Avenue to the north, and Ridgeway Avenue, which constitutes the backbone of the St. Cloud area, providing a connection between Northfield and Mountain Avenues.

The provenance of the name “St. Cloud” is uncertain. Maps as early as 1874 show the area between Mountain Avenue (now Old Indian Road) and Fairveiw Avenue as “St. Cloud,” although at that time , no local road or landmark bore the name. Tradition claims that the area was given the name by French immigrants who settled the area because the view from the ridge of the First Mountain to New York City beyond was similar to the view from the St. Cloud that overlooks Paris.

The Church of the Holy Innocents, located at 681 Prospect Avenue, is historically significant for its design by Richard M. Upjohn (1828-1903) and it rural, board-and batten Gothic Revival style. Endowed by Mrs. Fanny Monroe Robinson and her husband, Douglas, a prominent businessman, the church was intended as a memorial for the Robinsons’ daughter, Mary, who died at an early age. This chapel was the first to be built on First Mountain and the second of the Anglican denomination in West Orange.

The building was originally constructed next to the Robinson home on ridge Road, however, in 1877, the building was relocated to its present location. The move, although only a half mile or less, proved to be quite an undertaking, as altercations with the workmen resulted in the church being abandoned in the middle of the roadway. For several weeks, services were held in the stranded building. The move that began on July 19, 1877 was finally completed on August 30th of the same year.

The St. Cloud Presbyterian Church (6 Ridgeway Avenue) is significant architecturally as a fine example of the Gothic Revival style used on a rural parish church and as the work of nationally know architect, William Appleton Potter (1842-1909). Although best known for his use of the High Victorian Gothic style on churches, St. Cloud is more eclectic, exhibiting characteristics of the Gothic Revival, the High Victorian Gothic and the Shingle Style.

In both design and workmanship, the St. Cloud Presbyterian Church is indicative of the high quality of nineteenth century architecture available in West Orange, and is characteristic of William A. Potter's mature style. William Appleton and his brother Edward Tuckerman Potter were the two most important American practitioners of the High Victorian Gothic, although both practiced in a variety of styles.

How it that such a prominent nationally-know architect was came to design a rural parish church in suburban West Orange, New Jersey? William Appleton Potter was the architect of Union Theological Seminary, whose president was Dr. William Adams. Rev. Adams was the spiritual mentor of the St. Cloud congregation and father-in-law of John Crosby Brown, one of the founders of the church.

By 1930, there were over 65 Catholic families living in the St. Cloud area. Mrs. Josephine Schweinler donated, in memory of her husband Charles, two (2) acres ad the funds for construction of St. Joseph's Roman Catholic Church. Designed by Joseph Stanford Shanley of Myers & Shanley, the structure was meant to invoke the image of an English country church because of its bucolic setting.

Statement of Significance for the Main Street Corridor (Harrison Ave. Northfield Ave.)

Main Street is densely developed and constitutes the heart of downtown West Orange. Like most suburban Main Streets, it evolution has gone from residential, to mixed residential/commercial, to predominately commercial, although a significant number of residential properties remain. Because West Orange for so long remained an exclusive residential enclave surrounded by more urbanized neighbors, its downtown never developed some of the buildings traditionally associated with Main Street. There is no monumental post office or library and only one historic bank. Instead, because of Main Street's nineteenth century origins, it is literally that – a "Main Street" with an almost totally linear shopping district devoid of retail or associated civic functions outside it length. The one historical exception is Harrison Avenue, once a subsidiary retail street of some importance. Little nineteenth century commercial architecture survives is a testament to Main Street's

small scale, which invited later redevelopment and it s flammable construction. A former tavern and a group of stores opposite St. Mark's Episcopal Church, historically designated at all levels of government, are indicative of the appearance of much of Main Street until the advent of the twentieth century.

Between 1890 and 1910, and then acceleration in the teens of the twentieth century, the scale of the street was altered with the construction of buildings like numbers 271, 279,283, 285 and 288 near Washington School. All date from circa 1915-1920. Here, for the first time, wood was replaced with fireproof masonry construction and heights reached three stories, with flats above retail space, a classic Main Street arrangement until World War ll. The result was a much more monumental appearance, but only few such buildings were built.

Apart from the Municipal building, the two most important buildings constructed for public or quasi-public use date from the nineteenth rather than the twentieth century. They are the Washington School and St. Mark's Episcopal Church, although the school was considerably enlarged as the result of successive building campaigns in the twentieth century. Both are by noted architectural firm and both are prominently sited, a combination that makes them powerful local landmarks in the most basic sense.

Both of West Orange's most illustrious historic sites, Llewellyn Park and the Edison Laboratories, front on Main Street. The Edison site and its associated manufacturing buildings (most now demolished) prove that one of New Jersey's most significant industries coexisted with retail uses for most of Main Street's latter-day history. Despite the importance of industry, much of Main Street remained (and still remains) in residential use. Architecturally, it illustrates two extremes. The William A. McManus house, located, not surprisingly, near the entrance to Llewellyn Park, is one of the Township's best surviving Late Victorian dwellings outside the confines of the Park itself. By contrast, much of Main Street is given over to rows of uniformly designed multi-family housing, such as a fourteen-house row between Lakeside Avenue and Charles Street. This, and several similar group, typify the enormous investment made throughout the Township in this era in housing for the solid working-class population that made up the spine of the West Orange economy.

Main Street in West Orange cannot be defined by recourse to any single historic category. Rather, it is a compendium of almost every trend, architectural type and social phenomenon that has fashioned the Township's history.

Goals and Objectives for the Main Street Corridor

Main Street in West Orange has often been described as the place where urban Essex County collides with suburban Essex County. Nowhere is this epitomized more that with the nationally registered Llewellyn Park Historic District sitting opposite the remnants of Thomas Edison's mighty industrial empire and its locally designated Battery Building. The former remains as originally planned – a private, gated community for the affluent with large homes, including Edison's Glenmont, on magnificently landscaped grounds. The latter, suffering from years of neglect and partial demolition is still awaiting the promised redevelopment. The thousands of annual visitors to the Edison National Park are confronted by a variety of mixed uses and varying degrees of sensitivity to the architectural and cultural history of the Main Street corridor.

The goal of the proposed intensive-level architectural survey would be to establish a document that will enable the West Orange Planning Board, the Zoning Board of Adjustment and the Historic Preservation Commission to make informed land use decisions in accordance with the West Orange Master Plan, local ordinances and the Municipal Land Use Law. In particular, it will assist the Historic Preservation Commission in making responsible, consistent and justifiable designation and project review decisions as it performs its responsibilities to prevent inappropriate development along Main Street.

The HPC also hopes to strengthen its partnership with the Downtown West Orange Alliance as the DWOA encourages small business growth and Main Street revitalization through façade grants and other economic initiative. With this project, the HPC hopes position itself to proactively halt the spread of historically insensitive renovations, which tend to blight many Main Streets in New Jersey, but can be particularly disastrous where there are mixed uses as exists in West Orange.

Since the Edison National Historical Park brings in many visitors from the region as well as from around the world, the Township would be remiss if it did not attempt to respectfully rehabilitate the building and spaces of adjacent blocks to bring forward the historic fabric of this linear pathway. The basis for this effort will be the intensive-level architectural survey.

Residential Stock

In addition to the churches in the St. Cloud area, reconnaissance survey confirm that residential architectural stock includes examples of eleven (11) distinguishable styles that span the years circa 1860 to circa 1932. The French Second Empire predominates, followed by Gothic Revival, Fold Victorian, Tudor Revival, Greek revival, Queen Anne, Shingle Style, Colonial Revival, French Eclectic and vernacular buildings in descending order of frequency. The area contains excellent examples of a greater number of residential architectural styles that is usually found in a single neighborhood.

Goals and Objectives for St. Cloud

The primary goal of performing an intensive-level architectural survey of the St. Cloud neighborhood would be to individually document register-eligible resources, enabling the West Orange Planning board, Zoning Board of Adjustment and Historic Preservation Commission to make informed land use decisions in accordance with the West Orange Master Plan, local ordinances and the Municipal Land Use Law. The survey would greatly assist the West Orange Historic Preservation Commission in make reasonable, consistent and justifiable decisions.

Together with the Ridge and Llewellyn Park, St. Cloud was one of West Orange's most fashionable mid-nineteenth century neighborhoods. Sadly, all of the Ridge's affluent estates have disappeared, victims of neglect or fire or greed of developers who eagerly subdivided the large properties into smaller lots with spectacular view of the New York City skyline. Llewellyn Park remains as it always was a beautifully designed, private, gated community within the confines of West Orange. The residents have strongly resisted local designation status, claiming infringement of their property owners' rights.

Only St. Cloud remains in West Orange as a nearly intact mid-nineteenth neighborhood, which is accessible to the general public. However, in recent years, it too has been threatened with incursions by developers insensitive to historic preservation. A five (5) acre site at 57 Old Indian Road was purchased by a developer who subdivided the property into five (5) building lots. Three (3) new houses were constructed and the historic, "designation-eligible" main house was radically altered. Another 2.2 acre site at 55-57 Ridgeway Avenue, currently owned by the Township, consists of two vacant residences threatened by demolition.

It is critical that an intensive-level architectural survey, based on the previously conducted reconnaissance-level surveys, be conducted at this time – before any further adverse changes occur. A well-documented survey, compiled by a qualified consultant, will enable the West Orange Historic Preservation Commission to begin the process o protecting this historically significant neighborhood from inappropriate development.

Early Development

Because the area at the top of the mountain was remote and the terrain made access difficult, only sporadic settlement of St. Cloud occurred during the eighteenth and early nineteenth centuries. The Majority of the development occurred later, during the last four decades of the nineteenth century, following the establishment of nearby Llewellyn Park in 1854.

The initial development of the area along the ridge was due to the efforts of Dr. E. E. March, operator a successful homeopathic medicine practice in New York City, who purchased two hundred (200) acres in 1860. Once settled on the top of First Mountain, the doctor was soon followed by his older brother, General Randolph Marcy, who built an estate next to Dr.

Marcy. General Marcy served as Chief-of-Staff to his son-in –law and neighbor General George B. McClellan. General McClellan, who served as Commander of the Army of the Potomac following the Battle of Bull Run in July 1861 and was Chief of all Union armies until March 1862, remained a resident of West Orange for over twenty years. It was at his St. Cloud home, called "Maywood," that McClellan received the nomination for President in 1864, and where, in1878, he celebrated his election as Governor of New Jersey.

Although "Maywood" was demolished in 1938, the general's residency in St. Cloud is marked by his contributions to the local Presbyterian Church. While living in the area, McClellan was actively involved in the construction and operation of the St. Cloud Presbyterian Church, designed by William Appleton Potter, and records list him as both a Charter Member and an Officer of the church from 1877 until his death in 1885.

Once Dr. March opened a road from the top of First Mountain to Mount Pleasant Avenue, settlement of the area began in earnest, and it was not long before others were attracted to St. Cloud with its wild beauty, clean air and outstanding views. Developers, such as Benjamin F. Small, were able to induce a number of well-to-do New Yorkers to make their summer homes in St. Cloud.

Churches

A strong religious sentiment has pervaded the Oranges since their earliest days and was an important factor in their development. This holds true for S. Cloud as well, and the area is organized around three churches: The Church of the Holy Innocents (Episcopal), the St. Cloud Presbyterian Church and St. Joseph's Roman Catholic Church. The first two churches were constructed in the 1870s, white the last was built in the early 1930s.

Anticipated St. Cloud Historic Resources to be Surveyed

#	Name	Address	Block/Lot	Notes
1	The Church of the Holy Innocents	681 Prospect Avenue	158.01/L.40	Board-and-batten Gothic Revival, Richard M. Upjohn c.1872
2	The Green Mountain Clubhouse	12 Old Indian Road	158.01/L41	Delano and Aldrich, c. 1910
3	St. Cloud Presbyterian Church	6 Ridgeway Avenue	158.01/L43	Gothic Revival, William Appleton Potter c. 1850
4	Private Residence	29 Old Indian Road	156/19.02	Colonial, pre-1850
5	Private Residence	35 Old Indian Road	156/19.01	
6	Private Residence	57 Old Indian Road	156/29	Arts and Crafts/Voyseyesque
7	Private Residence	56 Old Indian Road	158/17.02	Dutch Colonial Revival
8	Private Residence	48 Old Indian Road	158/20	Shingle Style/Mission
9	Private Residence	1 Ridgeway Avenue	158/22	Queen Anne/Shingle Style, 1890
10	Twin Cherry Parsonage	5 Ridgeway Avenue	158/27	Second Empire, c. 1870
11	Private Residence	11 Ridgeway Avenue	158/28	Shingle Style
12	Private Residence	30 Ridgeway Avenue	158.01/49	Second Empire, c. 1880
13	Private Residence	34 Ridgeway Avenue	158.01/51	Folk Victorian, c. 1880
14	Private Residence	36 Ridgeway Avenue	158.01/52	Folk Victorian c. 1880
15	Private Residence	58 Ridgeway Avenue	158.02/59	Second Empire, c. 1880
16	Private Residence	60 Ridgeway Avenue	158.02/60	Second Empire, c. 1880
17	Private Residence	81 Ridgeway Avenue	159.08/51.01	Craftsman, c. 1870
18	Private Residence	6 Fairview Avenue	159.08/51	Second Empire, c. 1880
19	Private Residence	12 Fairview Avenue	159.08/49	Queen Anne/Stick Style
20	Private Residence	18 Fairview Avenue	159.08/47	Second Empire, c. 1870
21	Private Residence	28 Fairview Avenue	159.08/44	Second Empire, c. 1880
22	Private Residence	32 Fairview Avenue	159.08/42	Second Empire, c. 1870
23	Private Residence	48 Fairview Avenue	159.08/39	Second Empire, c. 1870
24	St. Joseph's Church	8 Benvenue Avenue	158.02/69	Tudor Revival, c. 1932
25	Private Residence	64 Benvenue Avenue	158.02/57	Italianate
26	Private Residence	1 St. Cloud Place	56/80	Tudor
27	Private Residence	5 St. Cloud Place	56/78	
28	Private Residence	339 Northfield	56/77	Colonial Revival
29	Private Residence	58 Edgewood Avenue	159.07/36	Colonial Revival/Tudor
30	Private Residence	59 Edgewood Avenue	159/20	French Eclectic, c. 1930
31	Private Residence	95 Edgewood Avenue	159.06/36	Tudor Revival
32	Private Residence	100 Edgewood Avenue	159.01/18	Tudor Revival
33	Private Residence	101 Edgewood Avenue	159.06/40	Tudor Revival
34	Private Residence	2 Nymph Road	159.01/2	Tudor Revival
35	Rock Spring Water Company Spring House	Northfield Avenue	159.04/1.01	Rubble Stone

Anticipated Main Street Corridor Historic Resources to be Surveyed

#	Name	Address	Block/Lot	Notes
1	West Orange Pharmacy	443 Main Street	125.03/45	Vernacular Queen Anne, c. 1900
2	Commercial	441 Main Street	125.03/45.06	Luncheonette, c. 1920
3	Commercial	439 Main Street	125.03/45.05	Queen Anne/Shingle Style
4	Residential	409-411 Main Street	125.03/40.02	Apartment House, c. 1930
5	Private Residence	410 Main Street	113/262	Residence, late 18th century with c. 1860 renovations
6	Commercial/Residential	412 Main Street	113.01/261	Patterned Brick, c. 1930
7	Commercial/Residential	414 Main Street	113.01/260	
8	Edison Middle School	75 William Street	125.02/20	Guilbert & Betelle, Colonial Revival, c. 1938
9	Holy Trinity Episcopal Church	315 Main Street	125.05/1	
10	Washington School	289 Main Street	125.02/20	Rossiter & Wright, c. 1895, Romanesque-derived main block, Colonial Revival additions.
11	Residential	348 Main Street	113.03/8	Dutch Colonial Revival
12	Commercial	354 Main Street	113/03/10	Possible early 18th century house that was remodeled, c. 1850s
13	Commercial	366 Main Street	113.03/14	c. 1915
14	Commercial/Residential	288 Main Street	114.01/19.01	c. 1915
15	Commercial/Residential	285 Main Street	116.01/98	Bi-chromatic brickwork c. 1915
16	Commercial/Residential	283 Main Street	116.01/97	c. 1920
17	Commercial	279 Main Street	116.01/96	c. 1920
18	Commercial/Residential	275-273 Main Street	116.01/93	c. 1930
19	Commercial /Residential	271-269 Main Street	116.01/89	Bi-chromatic brickwork, c. 1920
20	Commercial/Residential	261 Main Street	116.01/86	Vernacular Queen Anne Style/Stick Style c. 1880
21	Residential	259 Main Street	114/78	Vernacular Colonial Revival, c.1900
22	Commercial/Residential	257 Main Street	116/53.01	Brick c. 1930
23	Commercial/Residential	255-253-Main Street	116/51	Tudor Revival, c. 1930
24	Commercial/Residential	247 Main Street	116/47	c. 1880-90
25	Commercial/Residential	249 Main Street	116/48	Brick c. 1930
26	West Orange Community House (J.E Schlachter House)	242 Main Street	114/80	Italianate, c. 1846, Gymnasium addition, 1919. Purchase in 1918 by the West Orange Improvement League (Llewellyn Park ladies' philanthropy group)
27	West Orange Diner (Tory Corner Diner)	270 Main Street	114/50	Stainless steel and porcelain
28	Commercial/Residential	274 Main Street		c. 1875 and later - Tory Corner

29	Schneider's Hardware	276 Main Street	114.01/24.01	Brick Taxpayer, c. 1920
30	M. Rosenbaum Building	288-290 Main Street	114.01/19.10	c. 1915
31	Commercial/Residential	292-294 Main Street	114.01/18	c. 1915
32	Commercial /Residential, plus H.B. Auchincloss Estate (Llewellyn Park)	184 Main Street	89/1	Second Empire, c. 1870, c. 1930 alterations. Auchincloss house is Queen Anne Style
33	Residential	182 Main Street	89/3	2 ½ - story, gambrel roof
34	Residential	180 Main Street	89/4	2 ½ - story, gambrel roof
35	Residential	178 Main Street	89/5	2 ½ - story, gambrel roof
36	Residential	176 Main Street	89/6	2 ½ - story, gambrel roof
37	Residential	174 Main Street	89/10	2 ½ - story, gambrel roof
38	Residential	172 Main Street	89/12	2 ½ - story, gambrel roof
39	Residential	170 Main Street	89/14	2 ½ - story, gambrel roof
40	Residential	168 Main Street	89/16	2 ½ - story, gambrel roof
41	Residential	166 Main Street	89/18	2 ½ - story, gambrel roof
42	Residential	164 Main Street	89/19	2 ½ - story, gambrel roof
43	Residential	162 Main Street	89/20	2 ½ - story, gambrel roof
44	Residential	160 Main Street	89/32	2 ½ - story, gambrel roof
45	Residential	138 Main Street	89/30	2 ½ - story, gambrel roof
46	Residential	142 Main Street	89/28	2 ½ - story, gambrel roof
47	William A. McManus House (Residential)	122 Main Street	89/36	High Victorian Eclectic, c. 1890-1900
48	Commercial	47 Park Avenue	65/1	Late Victorian
49	Residential	129 Main Street	65/10	2-family, gambrel roof, pre-1904
50	Residential	131 Main Street	65/11	2-family, gambrel roof, pre-1904
51	Residential	133 Main Street	65/13	2-family, gambrel roof, pre-1904
52	Residential	135 Main Street	65/14	2-family, gambrel roof, pre-1904
53	Residential	137 Main Street	65/15	2-family, gambrel roof, pre-1904
54	Commercial/Residential	111 Main Street	61/18	
55	Commercial/Residential	109 Main Street	61/19	
56	Commercial/Residential	107 Main Street	61/20	
57	Commercial/Residential	105 Main Street	61/21	
58	Commercial/Residential	93 Main Street	61/22	
59	Commercial/Residential	97 Main Street	61/21.03	
60	Commercial/Residential	95 Main Street	61/15	
61	Municipal Building	66 Main Street		Georgian Revival, Lehmann & Lamb, c. 1937
62	Commercial/Residential	56 Main Street	69/28	c. 1880
63	Commercial/Residential	32 Main Street	69/36	Brick Neo-Colonial, c. 1910
64	PNC Bank	30 Main Street	69/37	Classical Revival
65	Commercial	10-18 Main Street	18/56	Shingle Style/Colonial

DOCUMENTATION OF QUALIFICATIONS

TO PROVIDE PROFESSIONAL ARCHITECTURAL HISTORIAN SERVICES FOR THE PREPARATION OF AN INTENSIVE LEVEL ARCHITECTURAL SURVEY

Prepared for:

Township of West Orange, Essex County, New Jersey

Prepared by:

Hunter Research, Inc.

AUGUST 6, 2014

DOCUMENTATION OF QUALIFICATIONS
TO PROVIDE PROFESSIONAL ARCHITECTURAL HISTORIAN SERVICES
FOR THE PREPARATION OF AN INTENSIVE LEVEL ARCHITECTURAL SURVEY
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

Hunter Research, Inc.
120 West State Street
Trenton, NJ 08608
(609) 695-0122, ext. 115
www.hunterresearch.com

A. UNDERSTANDING OF PROJECT

In broad terms, Hunter Research understands the scope of work to be the completion of an intensive-level architectural survey of a minimum of 100 resources in the St. Cloud neighborhood and Main Street corridor, two distinct historic areas within the Township of West Orange. These resources consist of residential, commercial, religious and other institutional buildings, mostly dating from the 1850s to 1930s. The buildings represent a variety of architectural materials, forms and styles. This work is to be in conformance with the New Jersey Historic Preservation Office's (NJHPO's) *Guidelines for Architectural Survey* and the *Secretary of the Interior's Standards for Treatment of Historic Structures.* The survey will incorporate photographs, research and prior spatial and historic architectural data collected by the Township and the New Jersey Historic Preservation Office (NJHPO), supplemented by additional research and analysis of historical data. The primary work products will be NJHPO Intensive-Level Survey Forms, an MS-Access database of survey data inclusive of GIS references and maps, and a Final Survey Report with historic overview, synthesis of data, maps, photographs, tables and supporting illustrations. The Survey Forms and Final Survey Report will be used to support preservation planning and heritage tourism. The report's conclusions will offer recommendations for advancing and prioritizing preservation activities in support of the Township's broader social and economic goals.

Furthermore, we understand that this CLG Historic Preservation Fund project is very time critical. All work must be completed no later than September 30, 2014. The selected consultant will need to work closely and efficiently with the Township and the NJHPO reviewer in order to meet this deadline. Hunter Research has developed a work plan based on an intensive five-week (35 calendar days) schedule from notice-to-proceed that will accomplish all of the project goals within this timeframe. All research, fieldwork and analysis will be completed by two architectural historians who meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR 61). Hunter Research support staff, including a GIS specialist and graphic designer, will be assigned to the project to assist the architectural historians with the timely completion of all necessary forms, maps, graphics and report layout.

Approach to Work

Hunter Research has developed the following work plan and schedule to meet the Township's Scope of Work and comply with the NJHPO's *Guidelines for Architectural Survey*. Specifically, our proposal includes the following tasks:

1. Kick-Off Meeting, Review of Existing Materials, and List of Properties to Be Surveyed

Immediately upon notice of an award, Hunter Research's Project Manager/Principal Architectural Historian will arrange a meeting with the Township's Project Manager to discuss work flow and gain a thorough understanding of the survey area, its boundaries, and existing materials such as tax lists, tax maps and the municipal Master Plan that will be useful in developing the list of properties to be surveyed and the survey methodology. We will discuss any special concerns or issues associated with the project or any individual properties. We will discuss work flow, submittals and reviews of draft forms and reports in order to meet the project's end of September deadline.

Following the kick-off meeting, we will prepare a list of properties to be surveyed by property name, street address, and block and lot to submit to the Township for approval. Our assumption is that this list will include the 100 properties (35 in the St. Cloud neighborhood and 65 in the Main Street corridor) from the RFP plus up to a maximum of five (5) other properties identified through discussion with the Township. We will also provide a survey methodology, which will serve as a draft for one of the chapters in the Final Survey Report. The list of properties to be surveyed will be in an Excel spreadsheet format. Once this list is approved, the Excel spreadsheet will be converted into a MS-Access 2003 table to populate the survey database.

2. Fieldwork

Hunter Research's architectural historians will conduct fieldwork to document every property on the list approved in Task 1. During field visits, we will visually inspect all buildings, structures, objects, landscapes or other resources that may be contributing to a potential historic district. We will also check the existing resource against tax maps, historic atlases and insurance maps to ensure that all historically related resources have been identified and that each property's surveyed boundaries are appropriate and justified. The goal of fieldwork will be to work efficiently to collect all data required to fill out the NJHPO Survey Forms.

Each Survey Form will consist of the NJHPO's Base Form plus appropriate attachments. Attachment forms and eligibility evaluations will be completed for any properties identified as potentially individually eligible or key contributing to a potential historic district. Fieldwork will be documented by digital photography using Nikon D3000 or newer digital 35 mm cameras.

In order to efficiently gather data and translate it into the required MS-Access 2003 generated forms, we will collect data using iPads with direct data entry in the field. This data will then be

checked in the office for accuracy but it will not be necessary to re-enter or retype data, thus saving time and increasing the efficiency of the effort.

Hunter Research will prepare a preliminary base survey map based on GIS layers including parcel boundaries and streets. This information will be field verified, corrected as required, and used to prepare a final survey map locating each of the surveyed properties. The map will indicate tax block and lot number, street address and survey number. The base map will be developed using Arc-GIS and will incorporate recent aerial photography. Each site will be accurately located and its property boundaries outlined. A run of mid-19th to mid-20th-century atlas and insurance maps will also be acquired for the survey area. This run of maps will be used to document the area's physical evolution and will inform and illustrate the historic context chapter of the Final Survey Report. We will also use these maps to describe the local history of community development and suburbanization.

Hunter Research will conduct all work from the public right-of-way and will not enter private property without permission. Interiors of buildings will not be inspected except where they are publicly accessible. We request that the Township provide a letter of introduction that can be handed to property owners and other interested persons who may inquire about the nature and purpose of the fieldwork.

3. Background Research

We anticipate a concentrated period of background research to develop individual property histories for the filling out of the eligibility worksheets of the NJHPO Survey Forms for properties identified as potentially eligible or key contributing. We understand given time and budget constraints that the goal of the research must be focused on the factual information needed to complete the Survey Forms and the Final Survey Report. We also understand the desire that the research not merely be a "rehashing" of the commonly produced narrative of the history of West Orange. Rather, the research needs to focus on the individual qualities of the study area and site histories that justify an eligibility recommendation under one of the National Register Criteria.

As envisioned, Hunter Research proposes a three-pronged research plan. The first prong will be a thorough review of all previous survey data on the St. Cloud neighborhood, the Main Street corridor, and potential historic districts and individual properties within those areas. This will include the Essex County survey of historic resources (1986), the West Orange Historic Sites Survey (1992), and the historic designation report (1999). The purpose of this review will be to become familiar with prior survey data and evaluations and to determine its relevancy to the current effort. Background research previously conducted will not be repeated but built upon.

The second prong of the research plan will be geared toward developing the historic overview (i.e., historic context) section of the Final Survey Report, and the third toward developing the site-specific histories for the potentially eligible/key contributing properties. We anticipate most of the research taking place at the West Orange Public Library (New Jersey Collection), the

Newark Public Library (The Charles F. Cummings New Jersey Information Center), the New Jersey State Library (Jerseyana Collection) and in official township records. As necessary, we will supplement this research using on-line resources such as GenealogyBank.com (historic newspapers) and databases available from major research libraries including the Library of Congress's American Memory and Chronicling America collections and the University of Michigan's periodicals digitization project.

Research for the historical overview will establish the historical forces and events that shaped the survey area's past development. We anticipate that this overview will place the survey area within the broader contexts of northern New Jersey's and the nation's suburban development. We will reference, in particular, the *National Register Bulletin: Historic Residential Suburbs* (Ames and McClelland 2002).

4. Intensive-Level Survey Database, Forms and Report

Hunter Research will use the NJHPO's Microsoft Access 2003 Survey Database for data entry and generation of the Survey Forms. The database entry process will include all of the required fields including locational and descriptive information, attached maps, photographs, historic narrative, physical description, and eligibility assessments. All survey forms will conform to the NJHPO's *Guidelines*. The forms for each of the 100 resources will consist of the Base Form. We will also complete a Building Attachment and Eligibility Worksheet for potentially eligible/key contributing properties. The Base Form will include an overview photograph of the surveyed property. Continuation Sheets will be used for additional photographs documenting buildings and architectural/historical details. The Base Forms will include a USGS location map and a Site Map generated using ArcView shapefiles. All forms will be technically complete and accurate.

The Final Survey Report will include, at a minimum: title page; management summary; table of contents; lists of figures, photographs, and tables; introduction; research design; setting; historical overview; summary of field results; data summary; bibliography; and appendices, including NJHPO bibliographic abstract, resumes of the report's preparers, and a complete set of survey forms. The Final Survey Report will include inventory tables cross-referenced to eligibility, address, date of construction and current use. The Final Survey Report's recommendations will include observations about the historic significance and integrity of the survey properties; listing or eligibility for listing in local, state or national registers; and discussion of appropriate re-use opportunities, interpretation, zoning and heritage tourism.

Task 5: Review and Submittals

Hunter Research will provide two (2) hard copies and electronic pdf of the final submittals. The Final Survey Report, Database, and GIS mapping will also be provided in their original source formats (MS-Word, MS-Access, ArcView) on a USB flash drive. One copy will be submitted to the Township and one to the NJHPO. Hunter Research will respond to all comments and requests for revisions.

Schedule

We propose to complete all work within five weeks (35 calendar days) of notice to proceed in order to meet a hard September 30, 2014 deadline. This assumes a notice to proceed will be issued no later than August 26, 2014. If notice to proceed can be issued sooner than August 26, the schedule can be decompressed, particularly to allow additional days at the end of the schedule for review and comment by the Township and NJHPO, and completing any necessary follow-up and revisions.

Week 1. Notice to proceed, kick-off meeting, definition of survey boundaries and properties, and begin background research. Submit methodology and list of survey properties to Township for approval. Prepare preliminary base survey map.

Week 2. Start and complete fieldwork. Continue background research.

Week 3. Begin MS-Access and GIS data entry for Survey Forms. Complete background research and analysis of field data. Prepare detailed outline of final Survey Report and begin writing.

Week 4. Complete MS-Access and GIS data entry; generate all Base Survey Forms from MS-Access; continue writing and preparation of final Survey Report including production of maps, tables, and graphics.

Week 5. Generate remaining Survey Form attachments from MS-Access; complete final Report for submittal and review; review of report by Township and NJHPO, and finalization of Survey Forms and Report.

B. EXPERIENCE AND QUALIFICATIONS

Hunter Research is well-qualified to provide these services based on our prior work in the State of New Jersey. We have a strong knowledge of New Jersey's architecture and historical development, and working relationships with members of the State's preservation community. During the past four (4) years, our firm has completed 14 cultural resources projects using the NJHPO's Intensive-Level Survey Forms and *Guidelines.* Our prior experience will allow our staff to be up and working quickly toward meeting the project's deadline while producing a survey that can offer the needed insights into these resources.

The following is a comprehensive list of projects completed in the past four (4) years in New Jersey where Hunter Research completed intensive-level architectural surveys and survey forms. All of the below referenced surveys were completed by the same team of architectural historians who will be assigned to the West Orange survey.

Intensive-Level Historic Architectural Evaluation, Lower Mine Brook Reservoir, Mount Olive Township, Morris County, New Jersey (August 2010) [Survey forms for water reservoir and treatment complex (*circa* 1890s)].

Intensive-Level Historic Architectural Evaluation, Lincoln Park Airport, Lincoln Park Borough, Morris County, New Jersey (September 2010) [Survey forms for houses (*circa* 1920s-60s) and airport buildings (*circa* 1930s-1960s).

Phase I Cultural Resources Survey [inclusive of Intensive-Level Architectural Survey], Meadowview Villas, Middletown Township, Monmouth County, New Jersey (September 2010) [Survey forms for inn/tavern (*circa* 1910s)].

Intensive-Level Historic Architectural Survey, 25 and 39 Kuhl Road, Raritan Township, Hunterdon County, New Jersey (December 2010) [Survey forms for farm complexes (19th-century)].

Phase I Cultural Resources Investigation [inclusive of Intensive-Level Architectural Survey], Juniper Solar Farm, Carneys Point Township, Salem County, New Jersey (April 2011) [Survey forms for farm complex (*circa* 1860s-1930s) and houses (*circa* 1910s-1950s)].

Intensive-Level Architectural Survey, Widening of County Route 537 and Gravel Hill Road, Freehold Township, Monmouth County, New Jersey (June 2011) [Survey forms for houses (*circa* 1820s-1960s)].

Phase IA Archaeological Assessment [with Intensive-Level Architectural Survey], Matteo & Sons, Inc., West Deptford Township, Gloucester County, New Jersey (December 2011) [Survey form for automobile garage (*circa* 1950s)].

Intensive-Level Architectural Survey, Wrubel Fish Passage Restoration (Cresskill Brook), Borough of Demarest, Bergen County, New Jersey (March 2012) [Survey forms for houses in a suburban development (late 1950s to 1960s)].

Phase I Cultural Resources Survey, Ely/Allen House Property, Millstone Township, Monmouth County, New Jersey (July 2012) [Survey forms for houses (*circa* 1800-1950s)].

Intensive Architectural Survey, Inventory and Conditions Assessment of Industrial Mill Buildings Outside the Great Falls Historic District throughout the City of Paterson, Passaic County, New Jersey (September 2012) [Survey forms for mills and industrial complexes (*circa* 1850s-1940s)].

Combined Phase IA Cultural Resources Survey [with Intensive-Level Architectural Survey], Berry Lane Park Site Remediation, City of Jersey City, Hudson County, New Jersey (November 2012) (Survey forms for houses, commercial and industrial buildings (*circa* 1870s-1950s).

Combined Phase IA Archaeological Survey and Intensive-Level Architectural Survey, I-280 Ramps Improvement Project, Town of Harrison, Hudson County, New Jersey (April 2013) (Survey forms for houses, commercial and industrial buildings, railroads (*circa* 1870s-1950s).

Phase IA Cultural Resources Survey, Cooper River Park Multipurpose Path [with Intensive-Level Architectural Survey], Pennsauken Township, Camden County, New Jersey (April 2014) (Survey forms for a commercial building, bridge and park landscape features).

Phase IA Cultural Resources Survey, D'Ambrisi Dam Improvements [with Intensive-Level Architectural Survey], Princeton, Mercer County, New Jersey (July 2014) (Survey forms for a 20th-century residential property and dam, once part of Drumthwacket (New Jersey Governor's mansion).

Please see the attached project sheets for further information on our qualifications and references. The project sheets highlight the Intensive-Level Architectural Surveys that are most similar to the West Orange survey. We have also attached two sample Survey Forms as examples of the quality of our work.

Staffing

Our Project Manager and Principal Architectural Historian will be **Patrick Harshbarger**. Patrick has more than 23 years of experience as an architectural historian. He exceeds the National Park Service's Professional Qualifications for Architectural History and History (36 CFR 61). He is a graduate of Brown University (B.A., History) and the University of Delaware (M.A., History). Patrick will be responsible for coordinating with the Township, reviewing existing research and supervising additional research, and writing the narrative sections of the Final Survey Report and Survey Forms for potentially eligible/key contributing properties. He will be the Final Survey Report's primary author.

Assisting Patrick will be **Alison Haley**, Architectural Historian. Alison is a graduate of Wake Forest University (B.A., History) and joined Hunter Research in 2010 after graduating from the University of Pennsylvania's Historic Preservation Master's Program (M.S.). She has worked on a variety of intensive-level architectural survey projects in New Jersey, including intensive-level surveys of large areas within the City of Camden, Camden County and the Town of Harrison, Hudson County. Alison has more than five years of experience as an Architectural Historian and meets the National Park Service's Professional Qualifications for Architectural History (36 CFR 61). Alison regularly conducts fieldwork for us and will be the staff person assigned full time to conduct the majority of the fieldwork under Patrick's supervision. Alison will also assist with the background research. She will be the individual primarily responsible for entering architectural data into the MS-Access survey database and generating the Survey Forms.

Other Hunter Research staff will support the project. **Matthew F. Pihokker** (M.A., Classics and Classical Archaeology) has been Hunter Research's Cartographer and GIS specialist since 2013. He will prepare location maps and site maps for the Final Survey Report and Survey Forms, as well as verify the Arc View overlays and data. Additional staff is available to provide field support, data entry and assist with report production including graphic design and layout of the Final Report, ensuring that it meets NJHPO guidelines. **Richard W. Hunter** (Ph.D., Geography), President/Principal Archaeologist, will provide overall administrative oversight and quality control assisted by **Patricia Madrigal,** Business Manager, who will handle invoicing and contractual matters.

Appendix B

NEW JERSEY HISTORIC PRESERVATION OFFICE INTENSIVE-LEVEL SURVEY FORMS

SEE VOLUME II

Appendix C

RESUMES

ALISON K. HALEY
Historian, MS

EDUCATION

M.S., Historic Preservation, University of Pennsylvania School of Design, Philadelphia, PA 2010
B.A., History, Wake Forest University, Winston-Salem, NC, 2006

EXPERIENCE

2010-present — Historian,
Hunter Research, Inc., Trenton, New Jersey

Execution of research in support of historic, historic architectural and archaeological studies including:

- review of primary and secondary source materials
- title research
- genealogical investigation
- review of historic cartographic material
- selected contribution to reports

2009 — Conservation Technician
Philadelphia Museum of Art, Philadelphia, PA

- documented existing conditions of a severely weathered 18th-century wooden cornice
- determined historically accurate paint color via cross-section analysis
- prepared surface for finishing, primed and painted surface

2007-2008 — Sales and Marketing Coordinator
Ascend Media/Michael J. Hennessey & Associates, Princeton/Plainsboro, NJ

- assisted publisher with budget and marketing plans
- coordinated advertising sales for *Pharmacy Times* magazine

2006-2007 — Research Assistant and Surveyor
Richard Grubb & Associates, Cranbury, NJ

- recorded architectural features of over 5,000 buildings in 20 historic districts in Camden, NJ

2002-2006 — Student Assistant
Z. Smith Reynolds Library, Winston-Salem, NC

- operated Readex and microfilm/fiche machines
- learned department-specific filing systems
- assisted patrons with periodical searches and original source research

FOREIGN STUDY

Summer 2009 — International Conservation, Cornwall, England
Produced design development drawings for the restoration and adaptive reuse of The English Garden House and Mount Edgcombe House and Country Park

Fall 2003 — Flow House, Vienna, Austria
Coursework: History, Architectural History and Literature

Richard W. Hunter
PRESIDENT

Ian C. Burrow
VICE PRESIDENT

PATRICK HARSHBARGER
Principal Historian/Architectural Historian, M.A., M.P.A.

EDUCATION

M.A., History, University of Delaware, Newark, Delaware, 1990

M.P.A., Public Administration, Florida International University, Miami, Florida, 1988

B.A. *magna cum laude*, American History, Brown University, Providence, Rhode Island, 1984

EXPERIENCE

2010-present Principal Historian/Architectural Historian
Hunter Research, Inc., Trenton, NJ

Technical and day-to-day managerial responsibilities for historic and archival research in support or historic architecture and archaeology. Participation in:

- historic architectural survey, evaluation and recording of buildings and structures
- historic preservation planning
- public outreach
- historic exhibits and signage
- interpretive planning and development;
- report preparation
- proposal preparation

1996-present National Editor, *Society for Industrial Archeology Newsletter*
(www.sia-web.org/siapubs/publications.html)

1991-2010 Senior Historian/Preservation Planner
TranSystems Corp. (formerly Lichtenstein Consulting Engineers)
Langhorne, PA and Paramus, NJ

1991-2009 Historian/Editor
McKelvey Museum Services, Wilmington, DE

1990 Historian, National Park Service
Historic American Engineering Record, Boston, MA

1989 Architectural Historian Intern
Bucks County Conservancy, Doylestown, PA

1986-88 Special Assistant/Editor
Office of the Vice President, Florida International University, Miami, FL

1984-1986 Deputy Director
Slater Mill Historic Site, Pawtucket, RI

CONTINUING EDUCATION

Iron and Steel Preservation Workshop, Lansing, MI, 2010, 2012
Ohio Department of Transportation, Section 106 Workshop, Columbus, OH 2010
HAZWOPER 24-hr. Training, Philadelphia, PA, 2009
Pennsylvania Department of Transportation, Section 106 Training, Allentown, PA, 2009
Museum Studies Certificate, University of Delaware, Newark, DE, 1990
Hagley Museum and Library, Fellow in the History of Industrialization and Technology, Wilmington, DE, 1988-1992

SPECIAL SKILLS AND INTERESTS

- historic bridges
- historic transportation systems (roads, canals, railroads)
- preservation of historic machinery and tools
- industrial and commercial architecture
- engineering heritage
- industrial archaeology
- public history and heritage tourism
- photography
- historic survey digital databases

PROFESSIONAL AFFILIATIONS

Association for Industrial Archaeology (U.K.)
Association for Preservation Technology International
National Railway Historical Society
National Society for the Preservation of Covered Bridges
National Trust for Historic Preservation
Newlin Foundation, Board of Directors
Society for Commercial Archeology
Society for the History of Technology
Society for Industrial Archeology
Society for the Preservation of Old Mills
Vernacular Architecture Forum

SELECTED PUBLICATIONS

"Two Pioneering American Roadways." *Proceedings of the Institution of Civil Engineers – Engineering History and Heritage*. London, England, May 2010.

Editor. *Abstracts of American Truss Bridge Patents, 1817-1900*. Society for Industrial Archeology, Houghton, Mich., 2009.

Robert John Prowse, New Hampshire State Bridge Engineer. New Hampshire State Historic Preservation Monograph Series. Concord, N.H., 2009.

Co-author. *National Guidelines for Historic Bridge Rehabilitation and Replacement*. Washington, D.C.: American Association of State Highway and Transportation Officials, 2008.

"Defining Historic Roads." *Proceedings of the 6th Preserving the Historic Road in America Conference*. Albuquerque, N.M., 2008.

"Historic Bridge Basics." South Carolina Department of Transportation, Columbia, S.C., 2004.

"Strategies for Historic Evaluation of Standard Highway Bridges, 1920-1960." *Proceedings of the Preserving the Recent Past 2 Conference*, Philadelphia, October 2000.

"So Your Dualized Highway is 50 Years Old? Is It Historic?" *Proceedings of the Preserving the Historic Road in America Conference*. Morristown, New Jersey, April 2000.

Editor and Co-author. *Delaware's Historic Bridges: Survey and Evaluation of Historic Bridges with Historic Contexts for Highways and Railroads*. 2nd Edition Revised. Dover: Delaware Department of Transportation, 2000.

"Metal Truss Bridges and Their Builders in Historical Perspective: Some Thoughts from A Case Study of the Phoenix Bridge Company." *Spans of Time*. Ithaca, New York: Historic Ithaca, 1999.

"The Providence School Board Reform Movement, 1898-1924." *Rhode Island History*, Volume 44, Number 2 (May 1985).

Appendix D

NEW JERSEY HISTORIC PRESERVATION OFFICE BIBLIOGRAPHIC ABSTRACT

APPENDIX D

New Jersey Historic Preservation Office
Bibliographic Abstract

HUNTER RESEARCH, INC.

Location:	St. Cloud Neigborhood and Main Street Corridor, Township of West Orange, Essex County, NJ
Drainage Basin:	Passaic River
U.S.G.S. Quadrangle:	Orange, N.J. and Caldwell, N.J.
Project:	Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex County, New Jersey
Level of Survey:	I
Cultural Resources:	n/a

Appendix E

PROJECT ADMINISTRATIVE DATA

APPENDIX E

Project Administrative Data

HUNTER RESEARCH, INC.
PROJECT SUMMARY

Project Name:	Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex County, New Jersey
Level of Survey:	I
HRI Project Reference:	14041
Date of Report:	September 2014
Client:	Township of West Orange
Prime:	n/a
Review Agency:	New Jersey Historic Trust and New Jersey Historic Preservati
Agency Reference:	Grant Identifier: HE14-004
Artifacts/Records Deposited:	

PROJECT CHRONOLOGY

Date of Contract Award:	8/20/2014
Notice to Proceed:	8/20/2014
Background Research:	August-September 2014
Fieldwork:	August-September 2014
Analysis:	n/a
Report Written:	August-September 2014

PROJECT PERSONNEL

Principal Investigator(s):	Richard Hunter, Patrick Harshbarger
Background Researcher(s):	Alison Haley
Field Supervisor(s):	n/a
Field Assistant(s):	n/a
Analyst(s):	n/a
Draftperson(s):	Matthew Pihokker
Report Author(s):	Patrick Harshbarger and Alison Haley