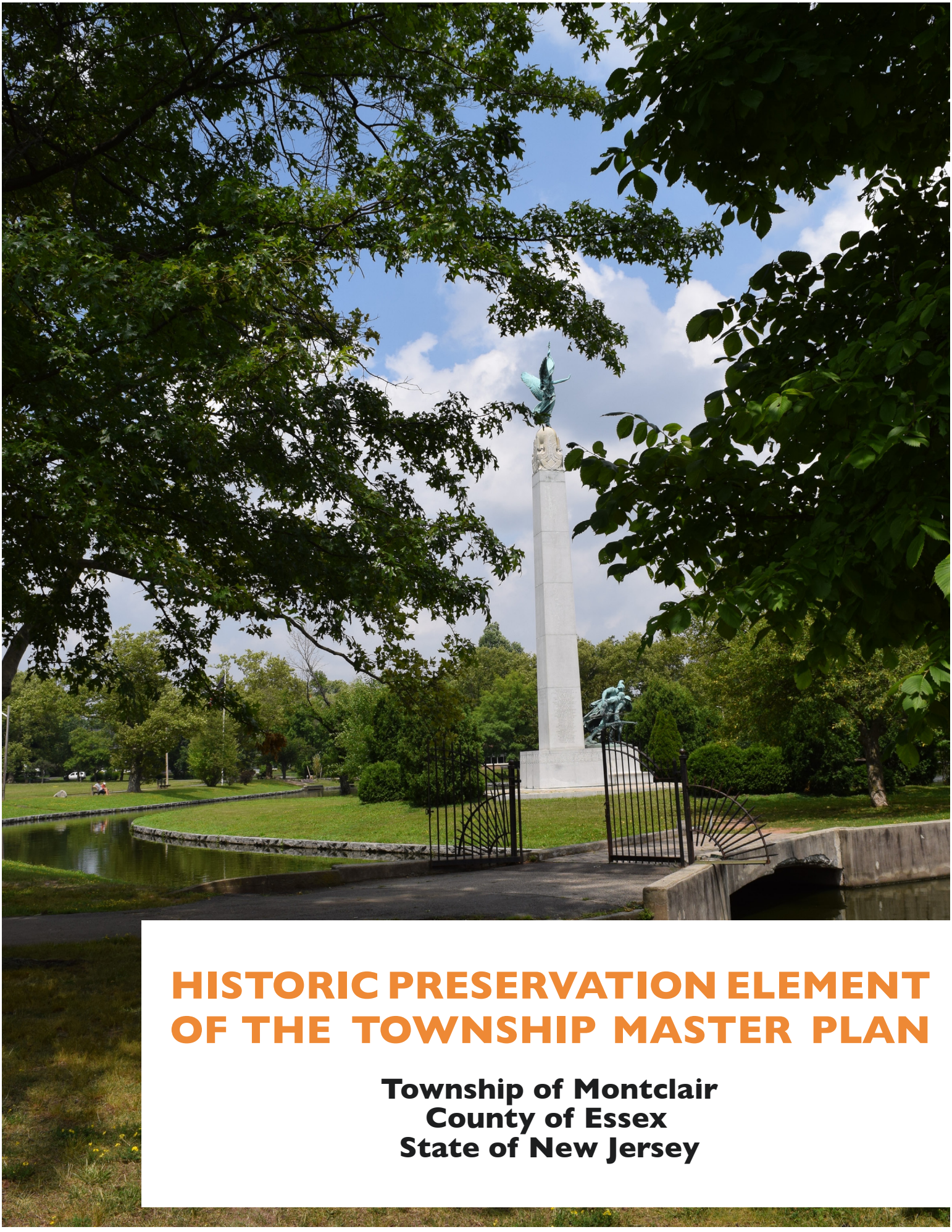


HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN

Township of Montclair
County of Essex
State of New Jersey

BUILDING CONSERVATION ASSOCIATES INC.

Historic Preservation Element of the Township Master Plan

Township of Montclair
County of Essex
State of New Jersey

Prepared For
Township of Montclair

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Adopted November 2016

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Montclair

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ABBREVIATIONS

BCA: Building Conservation Associates

CES: Critical Environmental Site

CLG: Certified Local Government

DL&WRR: Delaware, Lackawanna & Western Railroad

EA: Environmental Assessment

EIS: Environmental Impact Statement

GIS: Geographic Information Systems

HCS: Historic & Cultural Site

HPC: Historic Preservation Commission

LHRL: Local Housing Redevelopment Law

MLUL: Municipal Land Use Law

MPL: Montclair Public Library

NEPA: National Environmental Policy Act

NHL: National Historic Landmark

NHPA: National Historic Preservation Act

NJAC: New Jersey Administrative Code

NJDEP: New Jersey Department of Environmental Protection

NJ HPO: New Jersey Historic Preservation Office

NJRHPA: New Jersey Register of Historic Places Act

NPS: National Park Service

NR: National Register

SHPO: State Historic Preservation Office

SR: State Register

TDR: Transfer of Development Rights

ULU&C: Unified Land Use & Circulation

1. EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

2. INTRODUCTION

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

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

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

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

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

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

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

3. HISTORY OF MONTCLAIR[1]

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

The Township of Montclair itself originated with the merger of the villages of Cranetown to the south and Speertown to the north. The Crane family investments included the ownership and operation of the Newark-Pompton Turnpike (roughly, the current Bloomfield Avenue), a cider mill and distillery, and a cotton mill.[5] The construction of the turnpike helped spur development of the area, which had been largely agricultural before 1800. To the north, along the First Mountain ridge, the Dutch settled Speertown and made their homes throughout the northern areas of New Jersey. A farming community, Speertown retained its bucolic landscape until the beginning of the 20th century.[6] Isolated houses and farms bordered Speertown Road (currently Valley Road) connecting the Dutch settlement to Cranetown.[7] Speertown remained an agricultural village until the arrival of Greenwood Lake Railroad in 1873.[8] Now known as the village of Upper Montclair, Speertown was bounded to the south by present-day Watchung Avenue.

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

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

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

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

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

5. Ibid., 890-L.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

17. Ibid.

18. Lisianne Renner, "Building Oakcroft: A 'Residential Park'," Friends of Anderson Park.

19. Montclair Tax Maps, 1900-1915.



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

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

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

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

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

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

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



Anderson Park, Upper Montclair, 1939, MPL.

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

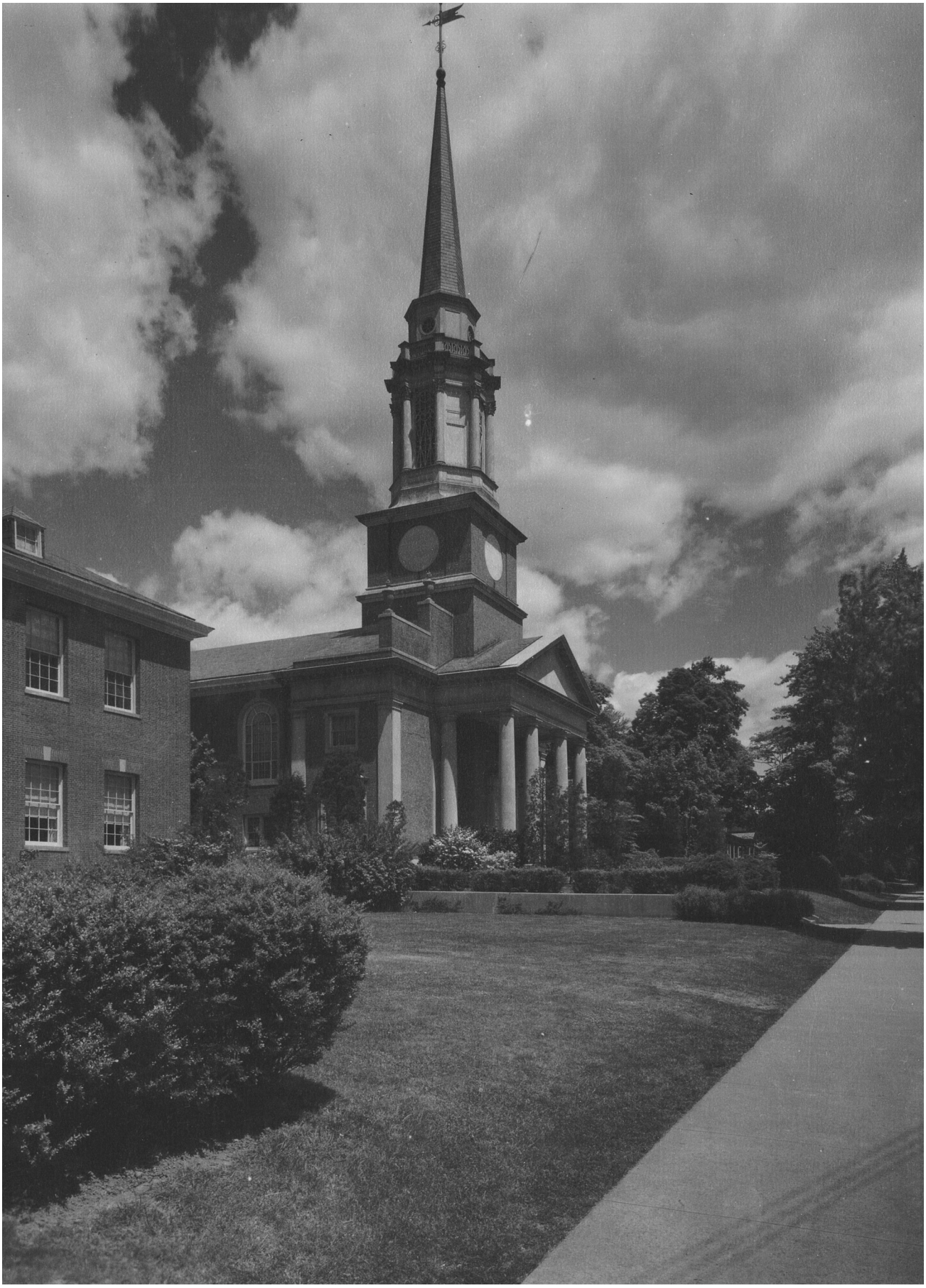
The Montclair Civic Association was formed in 1900, sharing the principles of the newly formed American Civic Association whose purpose was stated as "the cultivation of higher ideals of civic life and beauty in America; the promotion of city, town, and neighborhood improvements, the preservation and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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

29. Montclair Tax Maps, 1968.

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

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

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

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

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



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

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

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

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

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

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

4. HISTORY OF PLANNING & HISTORIC PRESERVATION IN MONTCLAIR

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

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

> The task of this Commission has been to study the needs and opportunities of Montclair and to recommend practical ways for making it the most satisfactory town that it can be for its citizens to live in.
>
> The name 'Art Commission' has undoubtedly led many to assume that our mission is primarily artistic—making the town beautiful—but such an impression cannot prevail with any who have carefully read Mr. Nolen's report. Our task is not a proposition in Art, but a business problem requiring art for its successful solution.[41]

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

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

38. Ibid.

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

40. Terrell, "Montclair Beautiful," 29.

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

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

Rapid development in the early decades of the 20th century further challenged the sustainability of Montclair's natural landscape as the Township's building stock swelled in response to unprecedented population growth. Montclair adopted its first zoning ordinance in 1919.[43] Montclair's first Township Master Plan was adopted in 1933, and amended in 1946 and 1978. The Township Planning Board as it exists today was established through the New Jersey MLUL of 1976. In accordance with the MLUL, the Township adopted a Master Plan Reexamination Report in 1999, and again in 2006. The most recently adopted elements of the Montclair Township Master Plan include the Stormwater Management Element (2005), the Conservation Plan Element (2007), the Housing Element and Fair Share Plan (2008), and the Unified Land Use & Circulation Element (2015, amended 2016).

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

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

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

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

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

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

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

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

5. PUBLIC POLICY REVIEW

5.1. Township Regulatory Ordinances

5.1.1. Historic Preservation Ordinance

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

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

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

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

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

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

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

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

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

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

3. Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction. (See National Register Criterion C.)

4. Have yielded or may be likely to yield information important to prehistory or history. (See National Register Criterion D.)

5. Be otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic, or social history of the nation, state, region or community.

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

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

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

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

48. Ibid.

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

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

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

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

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

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

5.1.2. Other Applicable Township Ordinances

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

The Township adopted a tree preservation ordinance in 2012.[56] As amended by the ordinance, Chapter 324 of the Township Code, Article 1 states that "trees and the urban forest are a valuable natural resource worthy of protection and conservation on a sustainable basis," and that "trees create scenic benefits that enhance local property values in the Township."[57] Trees can also have a significant impact on the historic character of an area or individual property where trees were deliberately incorporated into the historic design or were otherwise present during the historic resource's period of significance.

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

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

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

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

57. Ibid.

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

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

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

5.2. State and Federal Regulatory Laws

5.2.1. New Jersey Municipal Land Use Law (MLUL)

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

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

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

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

60. NJMLUL (1976), Article 1, § 40:55 et seq.

61. NJMLUL (1976), Article 1, § 40:55 et seq.

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

National Historic Preservation Act (NHPA)

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

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

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.[62]

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

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

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

New Jersey Register of Historic Places Act (NJRHPA)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.2.4. New Jersey Rehabilitation Subcode

The Rehabilitation Subcode of the New Jersey Administrative Code (NJAC) was adopted in 1998. New Jersey has a relatively old housing stock, and the median year of construction for houses in Essex County is 1949.[65] The Rehabilitation Subcode makes provisions in the building code for existing buildings that were constructed according to a now outdated code, but which are otherwise still safe and useable. The Rehabilitation Subcode attempts to alleviate unnecessary code compliance requirements that can impede rehabilitation projects. However, the Rehabilitation Subcode does not change any permit requirements, which are addressed in a separate subchapter of the NJAC.

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

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

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

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

5.2.5. National Environmental Policy Act and New Jersey Environmental Regulations

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

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

5.3. Township Planning Policies

5.3.1. Township Master Plan

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

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

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

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

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

Housing & Fair Share Plan Element

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

Conservation Plan Element

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

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

Stormwater Management Plan Element

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

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

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

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

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

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

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

5.3.2. Township Redevelopment Plans and Capital Improvement Projects

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

1. Community Hospital Redevelopment Plan (2002)

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

2. Amended Hahne's Redevelopment Plan (2003)

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

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

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

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

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

3. Pine Street Redevelopment Plan (2003)

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

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

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

Phase II of the Bay Street Station Redevelopment Plan focuses on the land between the senior housing development and the fire headquarters built during Phase I, an area that comprises three whole tax lots and part of a fourth lot, and is bounded by Glenridge Avenue on the north, Bloomfield Avenue on the south, Pine Street on the west, and contemporary development to the east. Although the area addressed in Phase II had been occupied at the turn of the 20th century by a mix of commercial and multi-family residential buildings as well as auxiliary structures associated with the Delaware, Lackawanna and Western railroad system, this land was acquired for future redevelopment and mostly cleared by 1986.[79] As a result, Phase II of the Bay Street Station Redevelopment Plan does not directly impact any historic resources, but due to its proximity to the Pine Street and Town Center Historic Districts, Phase II could still affect the historic character of the area. As a result of Phase II, a 248-space parking garage for Bay Street Station commuters and an adjacent 163-unit residential building with below-grade parking called The Residences in Montclair were constructed.[80] The Phase II Redevelopment Plan stipulates that "the architectural style of the [new development] must complement historic structures in surrounding neighborhoods, using similar materials, colors and styles found in historic buildings."[81]

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

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

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

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

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

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

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

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

7. Deteriorated Housing Project Redevelopment Plan (2007)

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

8. Montclair Center Gateway Phase 1 Redevelopment Plan (2011)

The Montclair Center Gateway Phase I Redevelopment Plan addresses 11 contiguous tax lots with frontage on Bloomfield Avenue, Valley Road, and Orange Road. The main goal of this Redevelopment Plan, Phase II of which is currently under consideration by the Township Council, is to allow for flexibility in the construction of commercial and residential properties, as well as a hotel, along an important stretch of Bloomfield Avenue, a main thoroughfare in the Township and the "Gateway" to downtown Montclair. The only required building use under the Redevelopment Plan is commercial office space, although any residential development is required to establish a minimum 10% set-aside for low- and moderate-income units. The Redevelopment Plan establishes a maximum building height of six stories, with an exception of eight stories granted to the MC Hotel development, which broke ground in April 2016 and is reportedly the Township's first new hotel since 1938.[86] The Phase I Plan for the final redevelopment site plan was submitted to the HPC for review, due to its close proximity to the locally listed Town Center Historic District.[87]

9. Eastern Gateway Redevelopment Plan (2013)

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

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

83. Ibid., 56.

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

85. Ibid., 3-4.

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

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

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

10. HUMC/Mountainside Hospital Redevelopment Plan (2016)

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

11. Seymour Street Redevelopment Plan (2016)

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

5.4 State and County Planning Policies

5.4.1. New Jersey State Development and Redevelopment Plan

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

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

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

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

5.4.2. New Jersey Historic Preservation Plan

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

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

5.4.3. New Jersey Heritage Tourism Master Plan and Related Plans

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

89. "Overview of the State Plan," *New Jersey State Development and Redevelopment Pla*n (2001), 7.

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

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

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

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

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

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

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

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

93. Ibid., 9.

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

5.5. Historic Preservation Easements

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

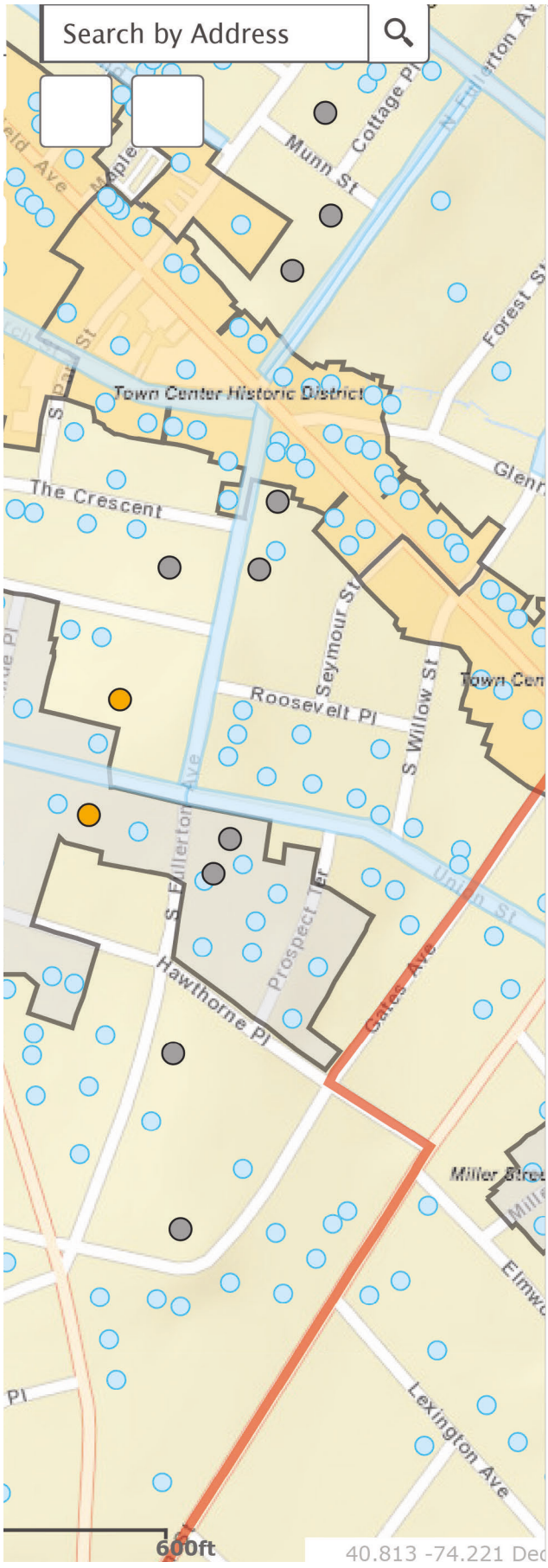
Historic preservation easements are typically held in perpetuity, and if properly enforced can be used to preserve historic resources. The terms of a historic preservation easement can be designed to protect an entire structure, a building's façade, interior rooms, aspects of a building's craftsmanship, archaeological sites, historic landscapes and battlefields, scenic views, and more. Property owners who make historic preservation easement donations are entitled by the IRS to receive income tax deductions equal to the value of the rights donated to the Qualified Easement Holding Organization, possibly in addition to other financial benefits such as reduced local property taxes.[96] The New Jersey Historic Trust holds historic preservation easements on four properties in the Township of Montclair, as listed in Table 1 below:

Table 1: Properties with Historic Preservation Easements in the Township

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

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

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



Legend

Township of Montclair: Wards

Township of Montclair Historic Landmarks

- Local Historic Landmark
- State or National Register Landmark

"Preservation Montclair" Inventory of Historic Properties

"Preservation Montclair" Inventory of Historic Streetscapes

Township of Montclair Historic Districts

- Local Landmark District
- State or National Register Historic District

Township of Montclair: Historic Inventory Viewer, 2016.

6. HISTORIC RESOURCES IN MONTCLAIR

6.1. Previously Identified Historic Resources

6.1.1. Township Historic Inventory Viewer

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

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

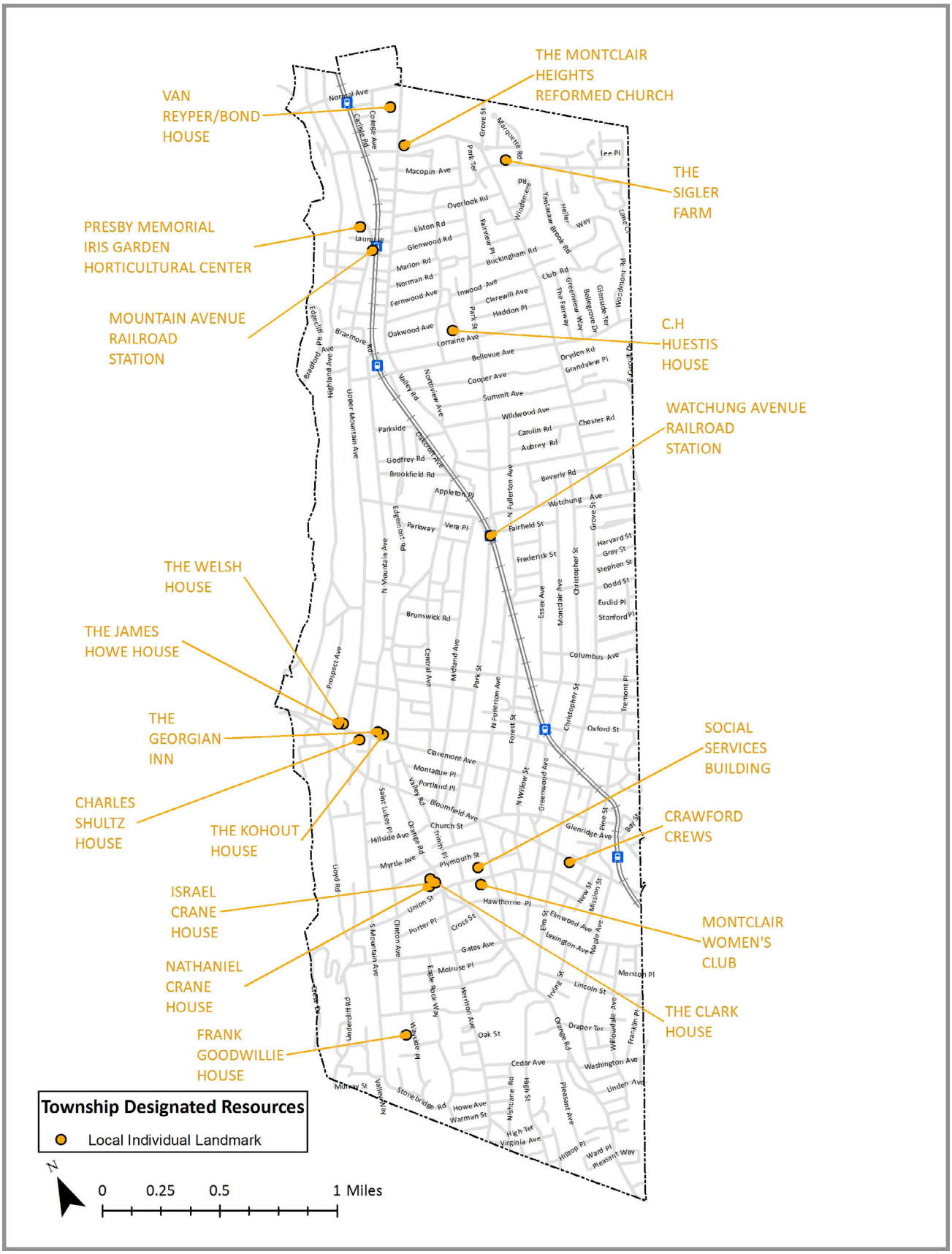
Points on the Inventory Viewer identify the location of individual landmarks, and polygons illustrate the boundaries of historic districts. These points and polygons on the map viewer are one of three colors: orange for local historic resources, gray for State/National Register historic resources, and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

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

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

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

99. To access the NJDEP's NJ GeoWeb resource, go to: http://www.nj.gov/dep/gis/geowebsplash.htm.



Map 1. Individually Listed Resources Designated by the Township as of 2016

6.1.2. Township Designated Historic Resources

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

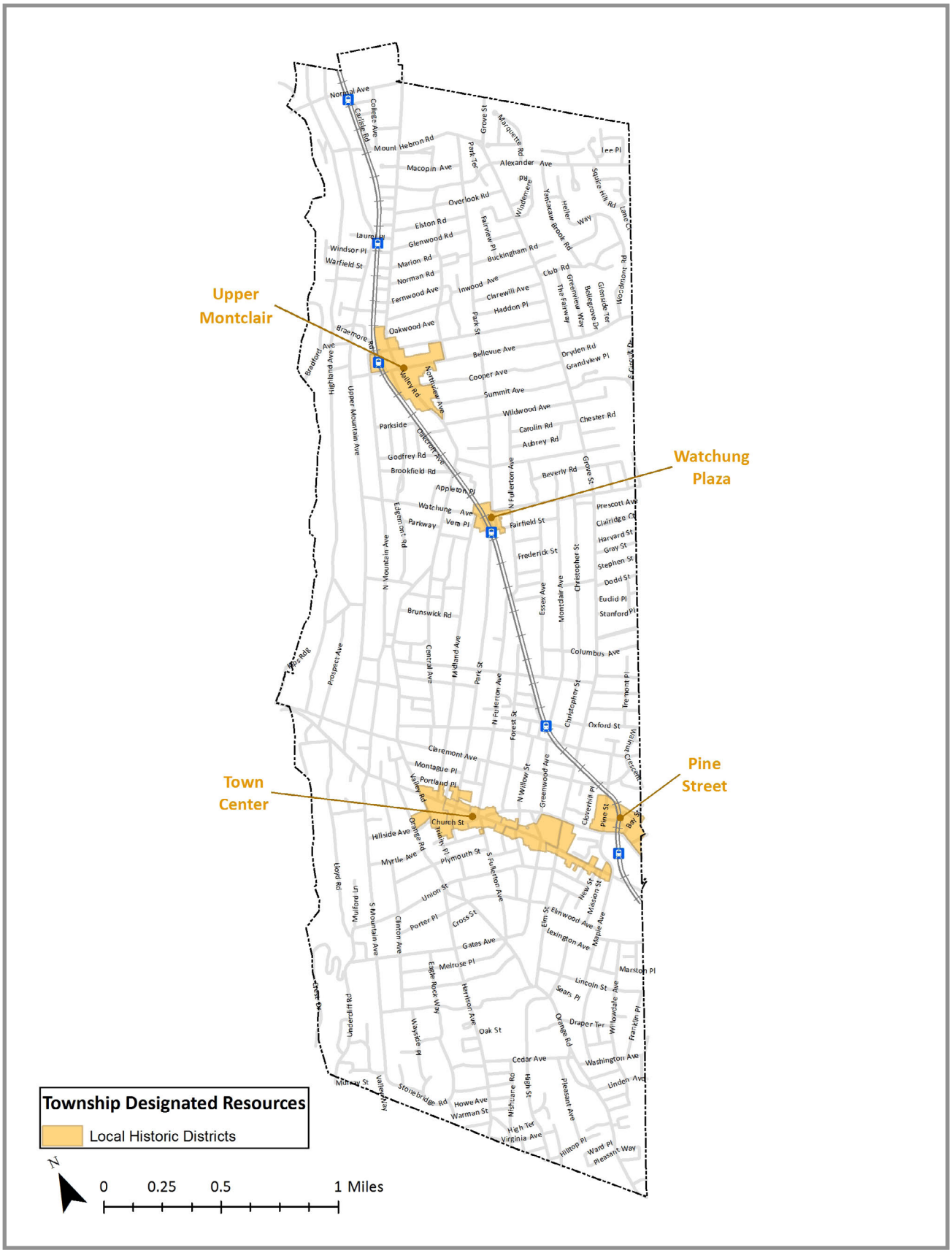
Individually Listed Resources

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

Table 2. Individually Listed Resources Designated by the Township as of 2016[100]

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

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



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



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

Township Historic Districts

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

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

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

2. Pine Street Historic District (2005)

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



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

3. Upper Montclair Historic District (2006)

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

4. Watchung Plaza Historic Business District (2012)

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

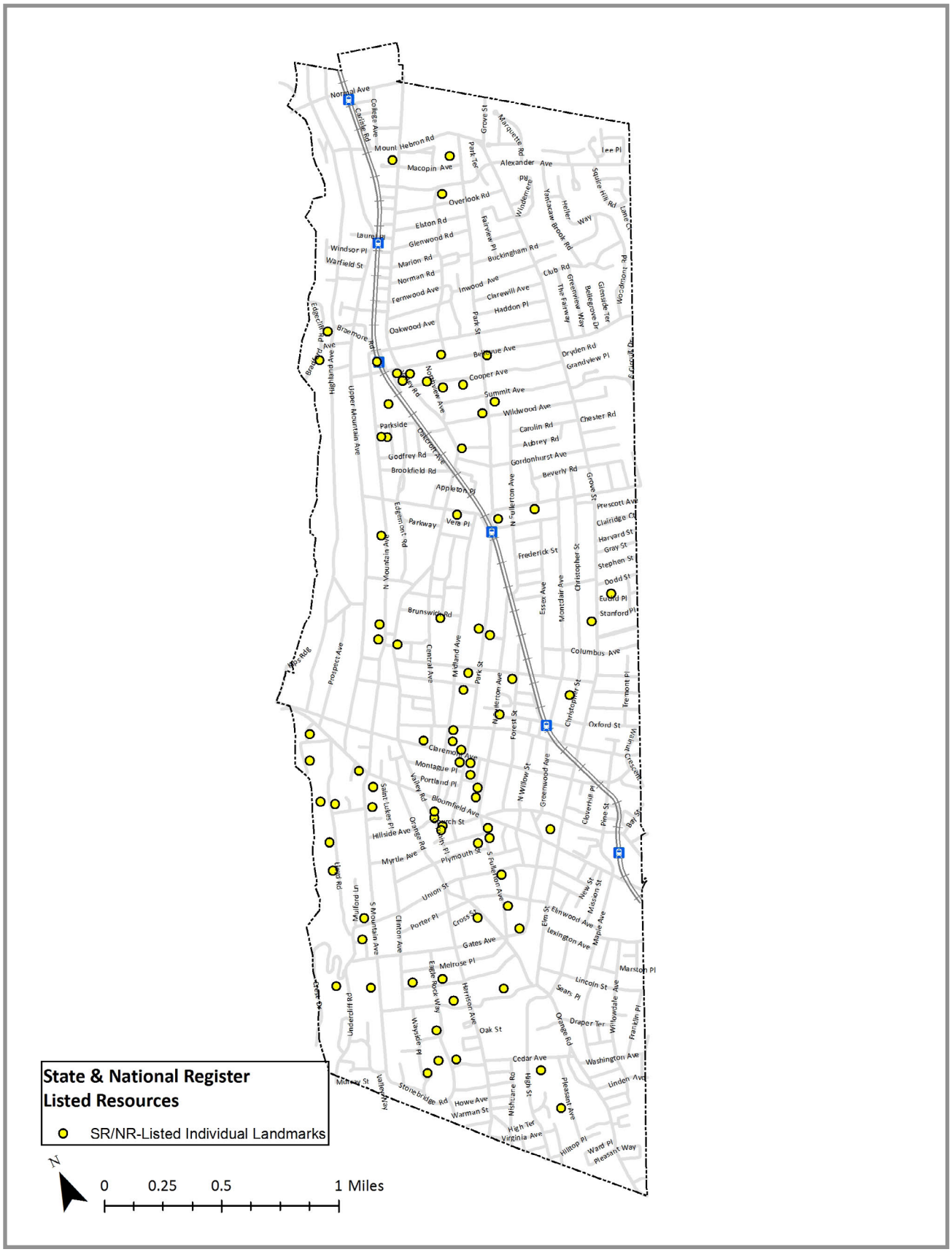
The Historic Preservation Ordinance designates each building within these four historic districts according to one of five categories, also known as a building's "status," representing an assessment of that structure's historic and architectural qualities:



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

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

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



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

6.1.3. State and/or National Register-Listed Resources

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

Individually Listed Resources

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

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

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

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

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

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

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

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

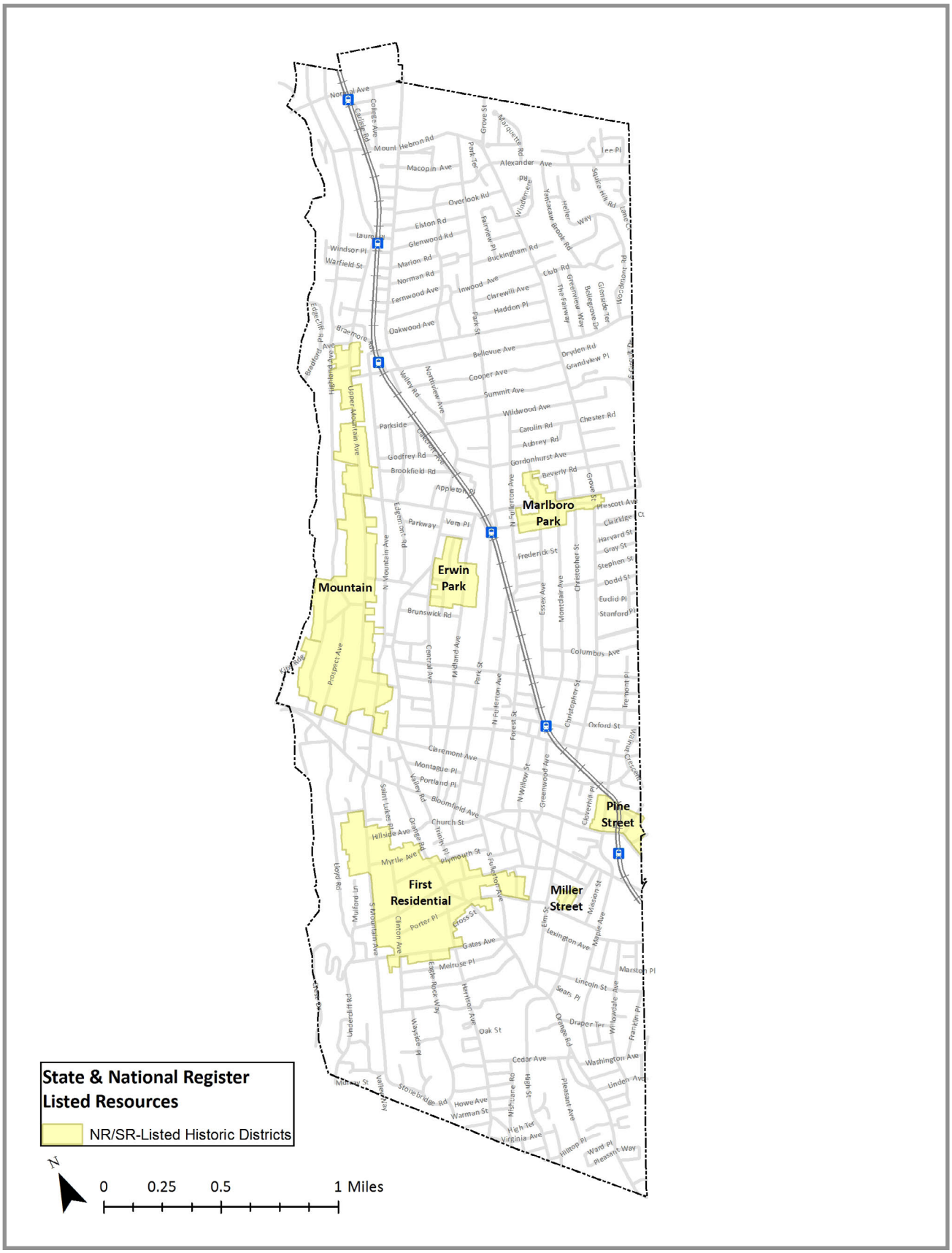
Block	Lot	Property Location	Year Built	Resource Name
703	4	340 Highland Avenue	1897	Greenough House
803	53	798 Valley Road	1890	James South King Residence
2703	17	135 Norwood Avenue	1913	135 Norwood Avenue
3802	20	109 Alexander Avenue	1815	The Sigler Farm
2604	1	581 Valley Road	1912	Cliffside Chapel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

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

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



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



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



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

NR/SR Historic Districts

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

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

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

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

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



25 and 27 Fairfield Street in the Marlboro Park Historic District, undated, MPL.

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

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

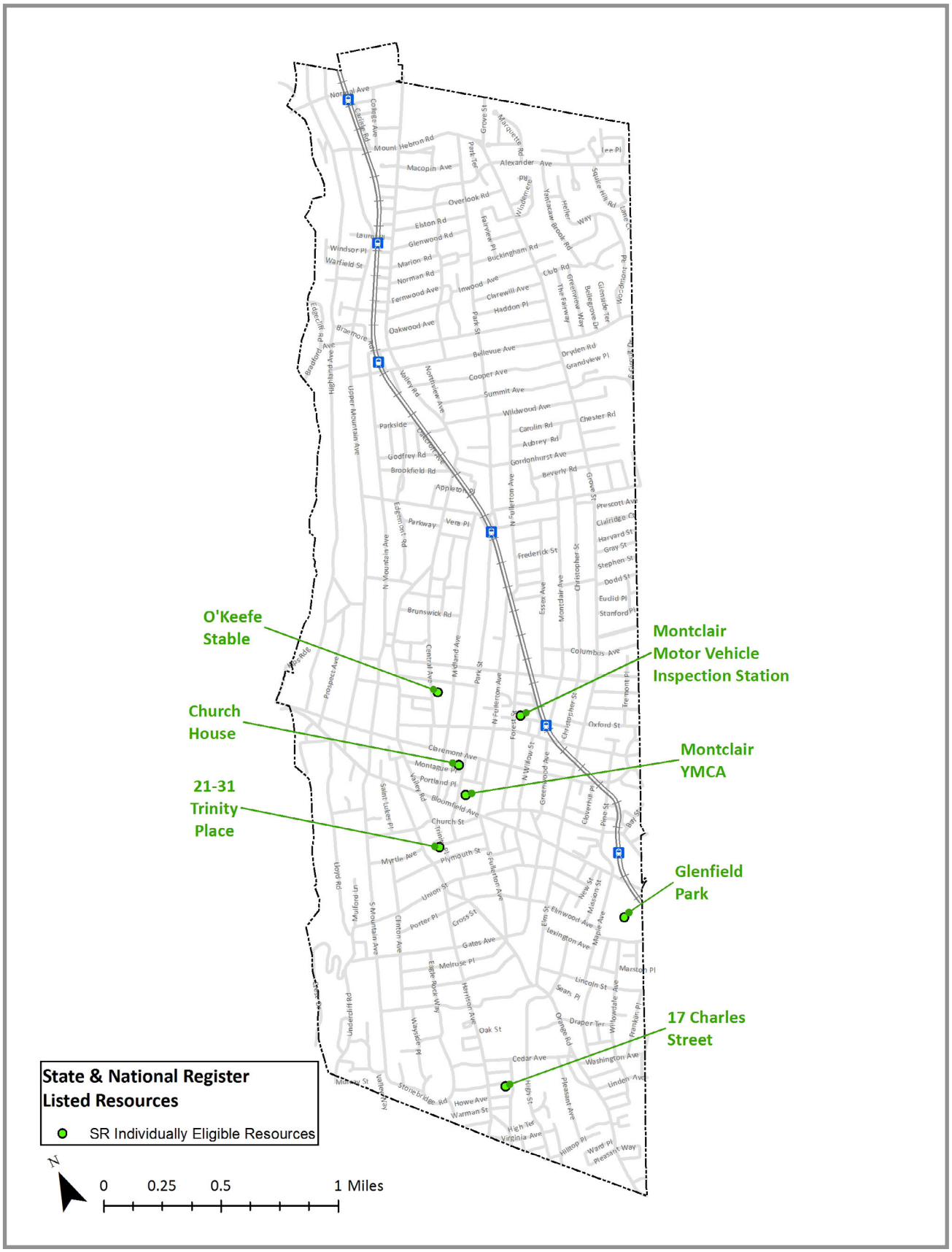
4. Miller Street Historic District (State Register 9/29/1986; National Register 7/1/1988)

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

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

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

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



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



Glenfield Park, undated, MPL.

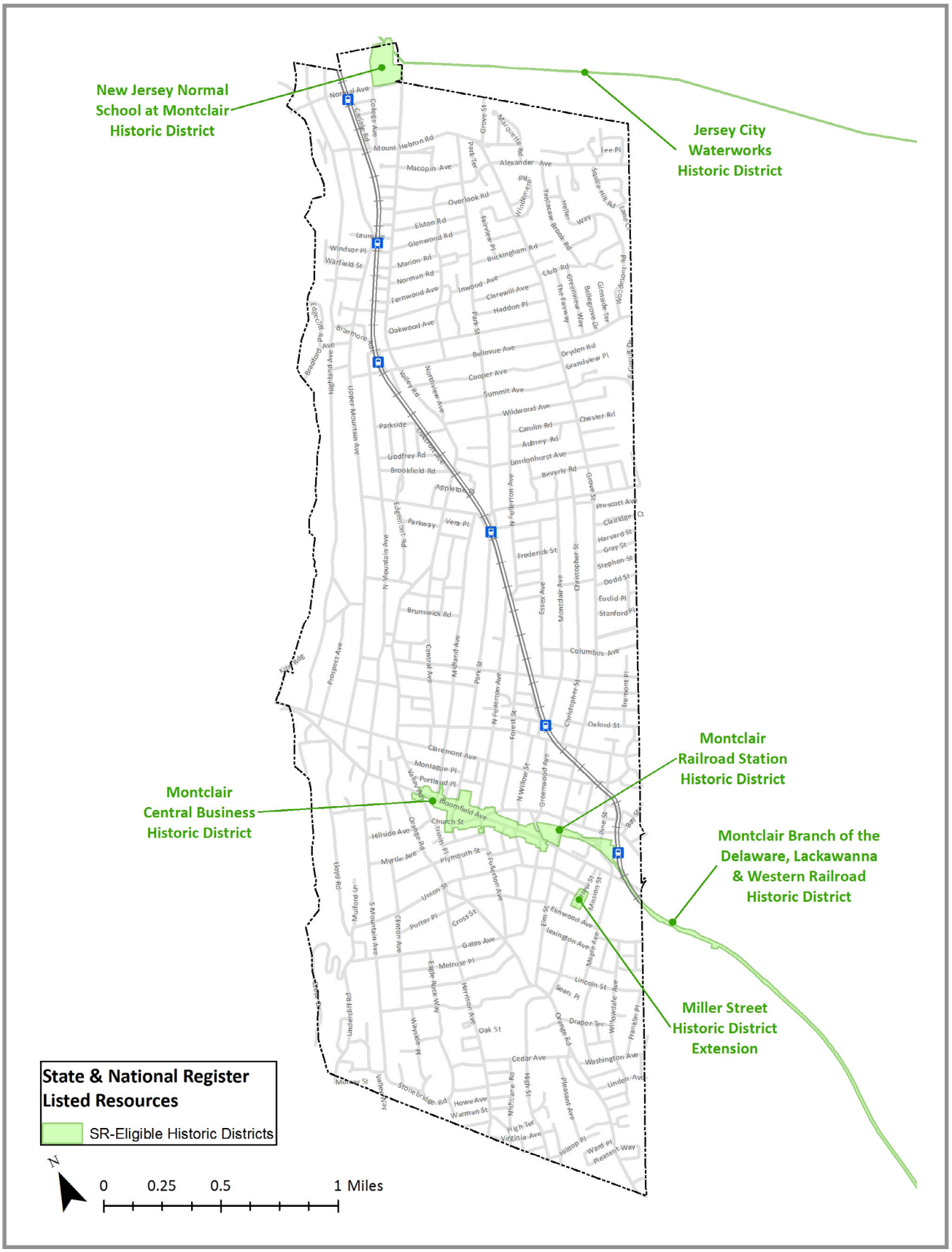
State/National Register–Eligible Resources

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

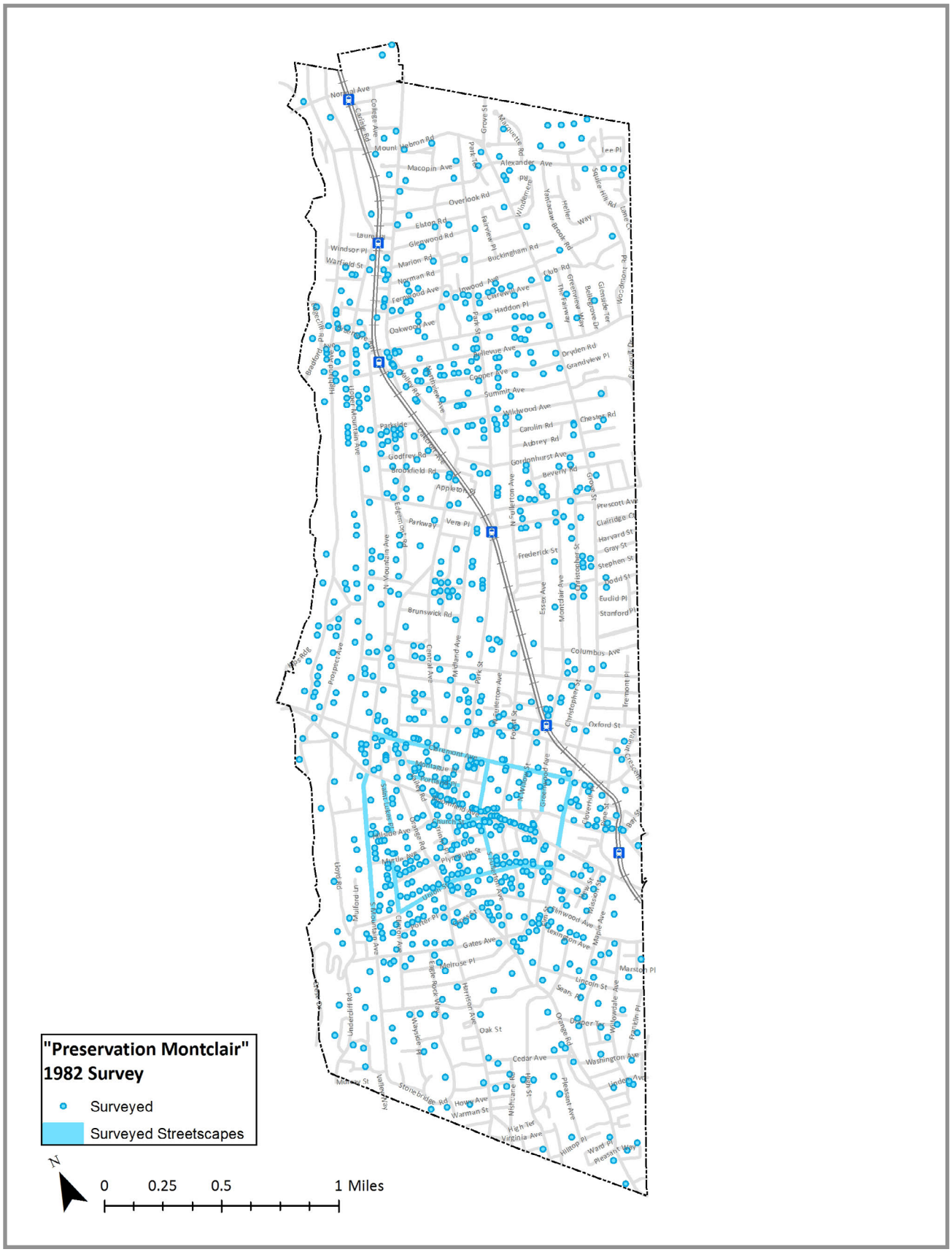
The New Jersey Normal School at Montclair Historic District is bounded by the Montclair State University Campus to the north and by Normal Avenue to the south. Historic properties in this district date from 1908 to 1963. The seven buildings and one structure that comprise the New Jersey Normal School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

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

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



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



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

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

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

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

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

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

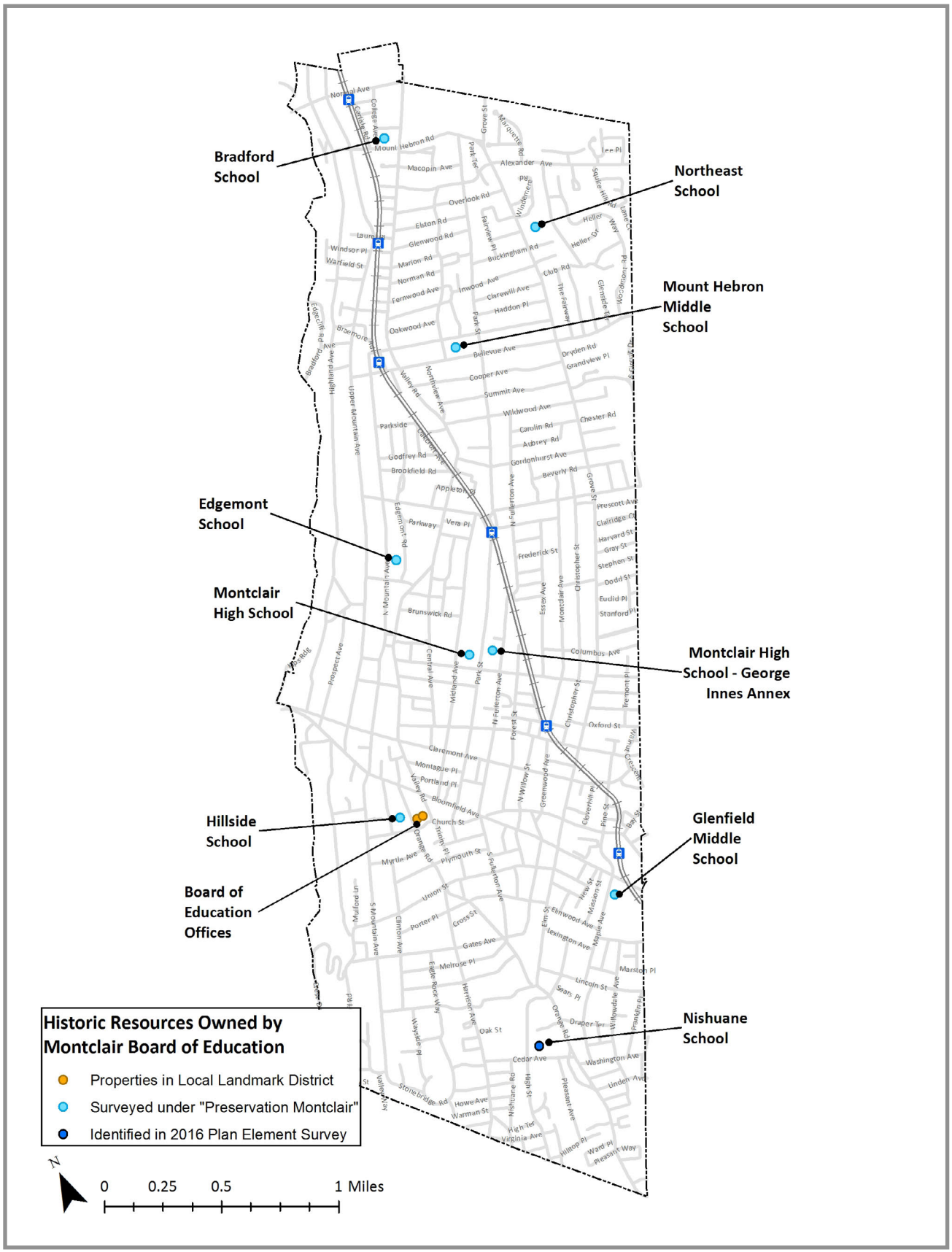
Since its completion, the "Preservation Montclair" survey has become an important preservation planning tool for the Township and has resulted in the listing of a number of individual buildings and historic districts in the State and National Registers. The 1986 Historic Resources of Montclair Multiple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

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

104. Ibid.

105. Ibid., 4-5.

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



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



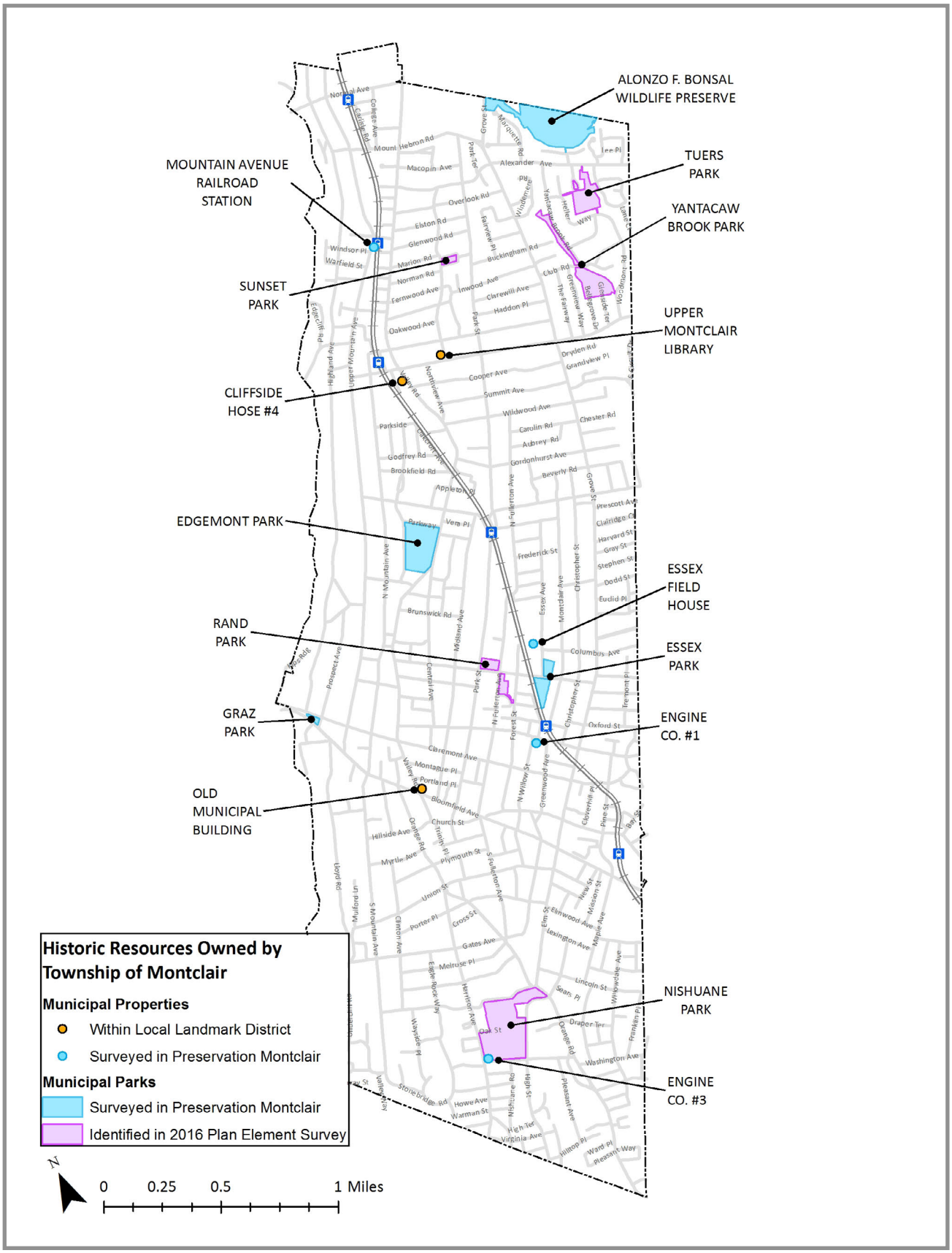
Bradford School designed by Starrett & Van Vleck, undated, MPL.

6.1.5 Historic Resources Owned by the Board of Education

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

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

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



Map 9. Municipally Owned Historic Resources as of 2016

6.1.6 Municipally Owned Historic Resources

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

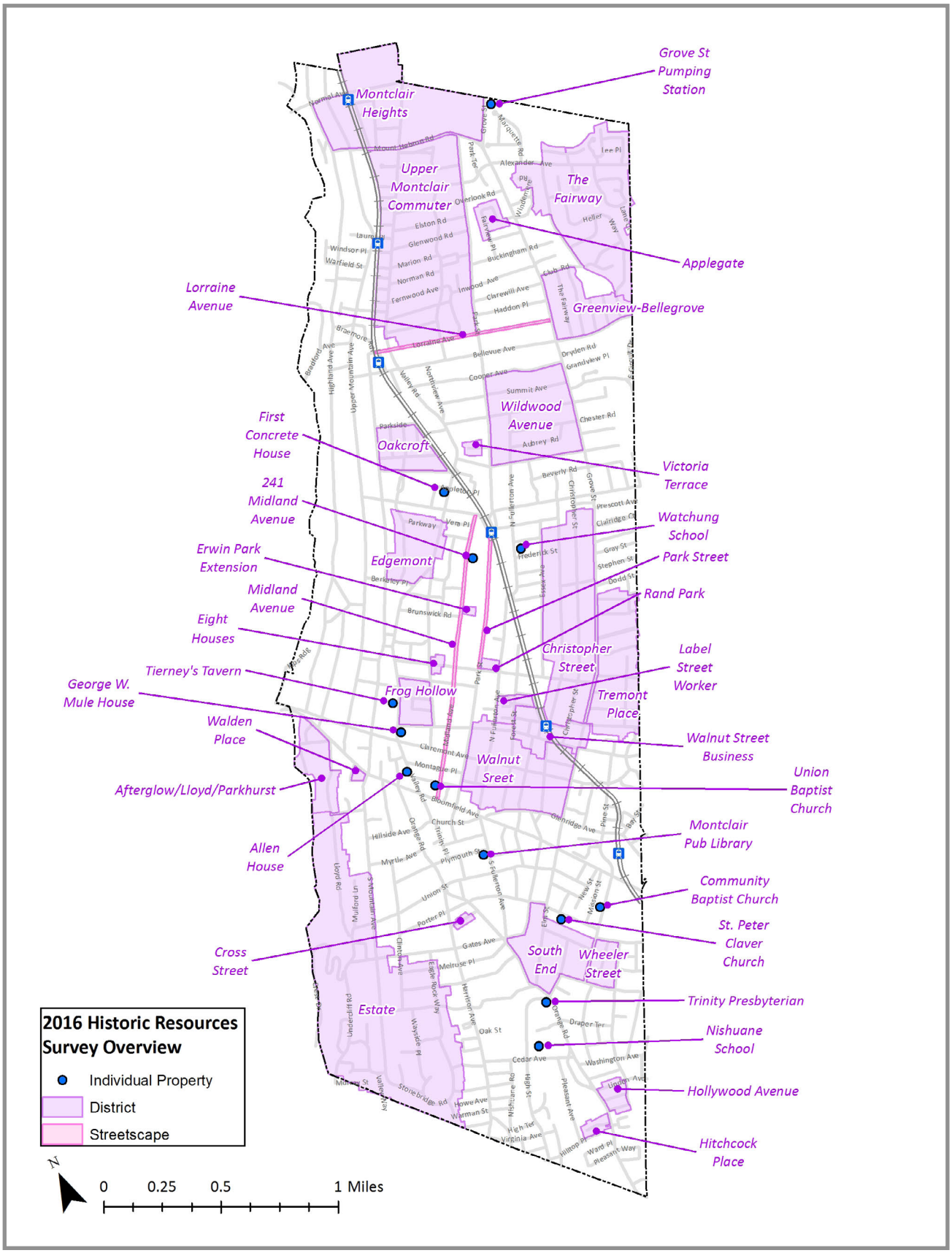
The Junior League surveyed the majority of these municipally owned properties in 1982 for "Preservation Montclair," and documented their historic and architectural character. Subsequent to this survey, a number of these properties were locally designated within a historic district or listed in the State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

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

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

Table 7. Municipally Owned Historic Resources as of 2016

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



Map 11. Areas and Individual Resources Identified for the 2016 HP Plan Element

6.2. Potential Historic Resources

6.2.1. 2016 Historic Resources Survey Overview

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

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

6.2.2. Potential Historic Resources Identified for the 2016 HP Element

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

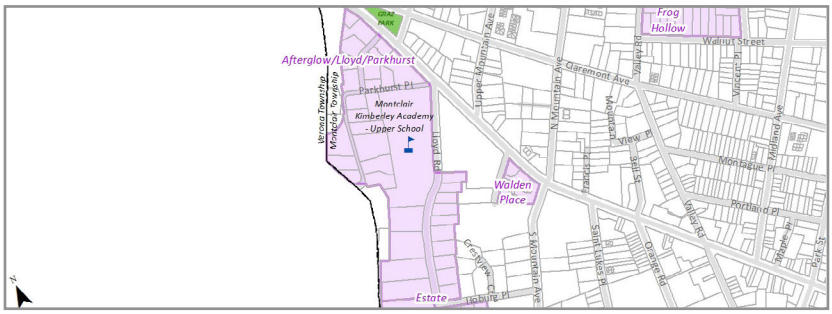
Areas of potential historic and architectural significance identified by the HP Element Working Group were surveyed during the 2016 field survey. The survey results, presented at the July 28, 2016, HPC meeting, indicated that these areas possess a moderate to high level of material integrity, a high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

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

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

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

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



AFTERGLOW/LLOYD/PARKHURST AREA

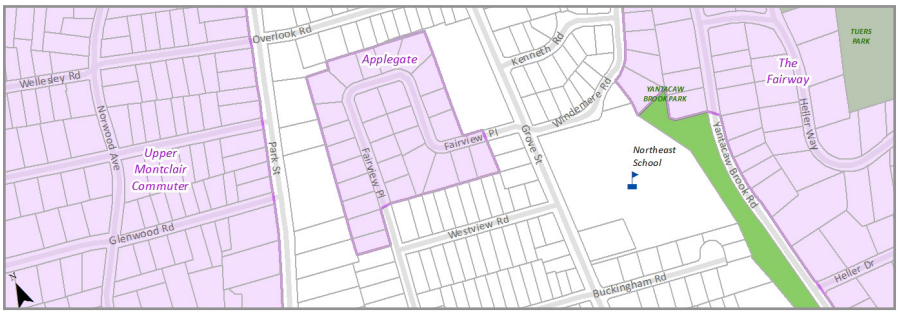
The Afterglow/Lloyd/Parkhurst Area includes four historic houses previously surveyed by "Preservation Montclair" (15 Rockledge Road, built 1900; 36 Afterglow Way, built 1910; 35 Lloyd Road, built 1902; 52 Lloyd Road, built 1905). The area also includes four residential properties individually listed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











APPLEGATE FARM AREA

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









BCA, 2016.



CHRISTOPHER STREET AREA

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









BCA, 2016.



CROSS STREET AREA

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

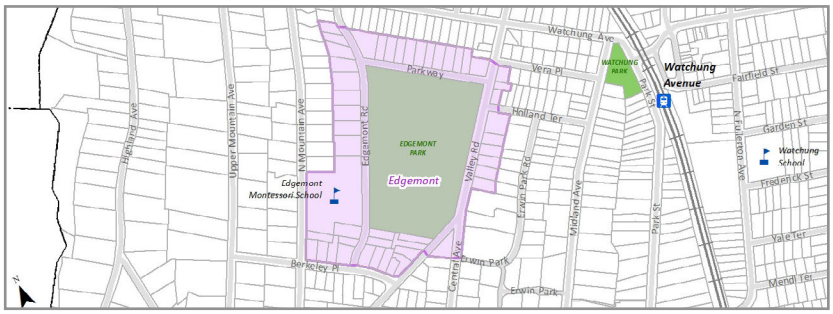








Township of Montclair Department of Planning & Community Development, 2016.



EDGEMONT PARK AREA

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









BCA, 2016.



EIGHT SISTERS HOUSES AREA

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









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



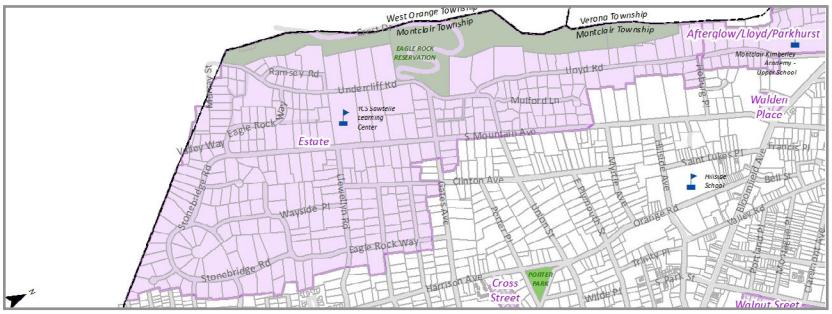
ERWIN PARK EXTENSION

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





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



ESTATE AREA

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









BCA, 2016.



FAIRWAY-GREENVIEW-BELLEGROVE AREA

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

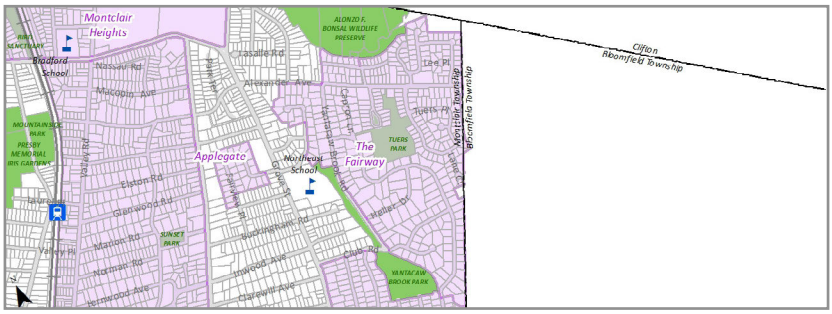








BCA, 2016.



FAIRWAY-SQUIRE HILL-YANTACAW AREA

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









BCA, 2016.



FROG HOLLOW AREA

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









BCA, 2016.



HITCHCOCK PLACE AREA

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









BCA, 2016.



HOLLYWOOD AVENUE AREA

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









BCA, 2016.



LABEL STREET WORKER HOUSING AREA

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

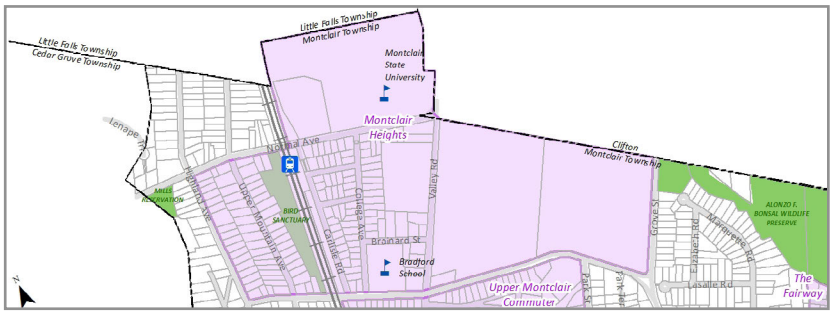








Township of Montclair Department of Planning & Community Development, 2016.



MONTCLAIR HEIGHTS AREA

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

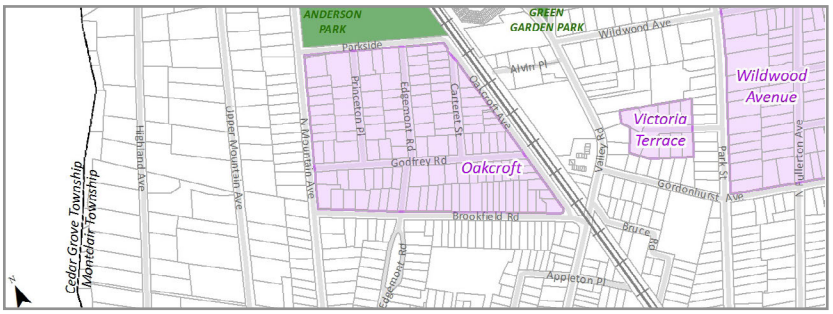








Township of Montclair Department of Planning & Community Development, 2016.



OAKCROFT RESIDENTIAL AREA

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









BCA, 2016.



SOUTH END AREA

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









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

TOWNSHIP PARKS

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

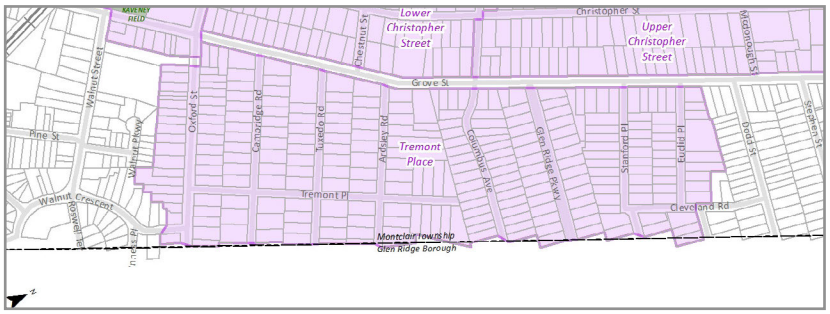








BCA, 2016.



TREMONT PLACE AREA

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

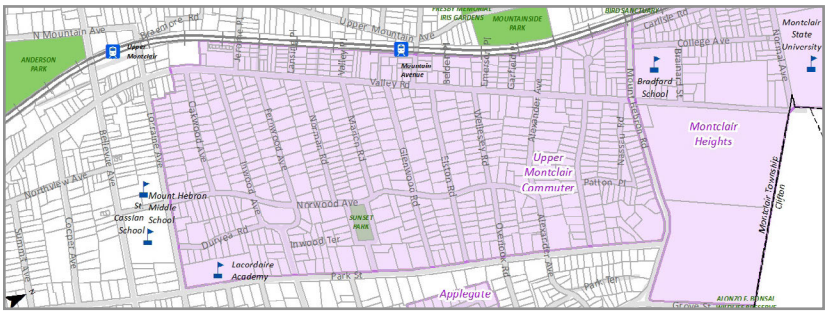








BCA, 2016.



UPPER MONTCLAIR COMMUTER AREA

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

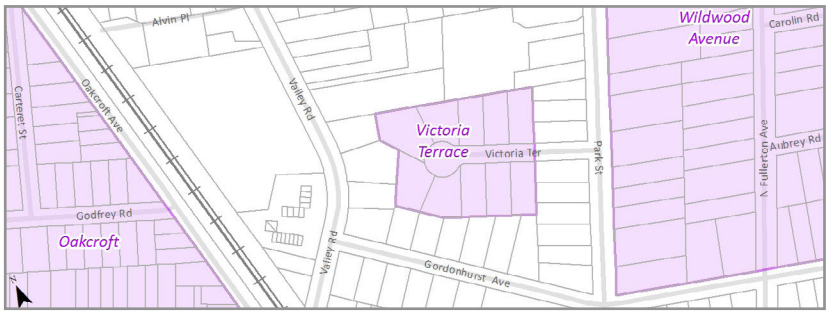








BCA, 2016.



VICTORIA TERRACE AREA

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









BCA, 2016.



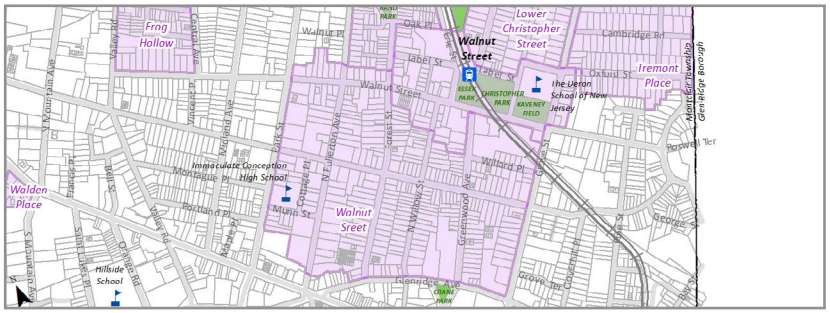
WALDEN PLACE AREA

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









WALNUT STREET & WALNUT STREET BUSINESS AREA

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









BCA, 2016.



WHEELER STREET AREA

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









BCA, 2016.



WILDWOOD AVENUE AREA

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









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

Individual Historic Resources Identified By Local Stakeholders for 2016 HP Element



241 Midland Avenue (built 1892)

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



Rosemary Allen House (72 Valley Road, built 1875)

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



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

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



First Concrete House (420 Valley Road, built 1910)

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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

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

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

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

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

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

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

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

7.1. Successes of Historic Preservation in the Township

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

1. In 1994, as recommended in the 1993 HP Element, the Township enacted a Historic Preservation Ordinance that recognizes and protects Montclair's historic resources through the application of established criteria to municipal designation and review procedures.

2. Since 1994, the Township has designated 19 individual properties and four historic districts as local landmarks.

3. The Township has protected individual properties and properties within historic districts that have been designated as local landmarks through the HPC's review of Applications for Minor Work, Certificates of Appropriateness, and proposed new development.

4. Through the careful review of Redevelopment Plans and their impact on historic resources, the Township is equipped to ensure that new growth and development is compatible with existing historic fabric.

5. In 2016, the HPC adopted Historic Design Guidelines to inform regulatory review of proposed improvements, rehabilitation work, and alterations to historic structures, helping to ensure that proposed work is compatible with the historic fabric and character of individual buildings and districts.

6. The HPC compiled a history of Montclair Township that educates the public and fosters community appreciation of the Township's architectural and planning history.

7. In 2016 the HPC launched the ***Township of Montclair: Historic Inventory Viewer***, an interactive web mapping application to facilitate public access to Township records and increase public awareness of Montclair's unique historic resources.

7.2. Issues Related to Historic Preservation in the Township

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

1. Historic resources are at risk from intrusive private sector construction and development projects. Undesignated resources can be demolished as of right. Designated resources can be demolished after a denial of the application from the HPC, following an appeals process. (See Section 5.1.1, Historic Preservation Ordinance.) New construction in or directly adjacent to a historic district can have significant negative visual effects on existing historic resources.

2. Redevelopment Plans that facilitate public-private partnerships are able to supersede historic zoning overlays and disrupt the expression of a neighborhood's historic context through new construction within or adjacent to historic districts.

3. Alterations that cover or destroy existing character-defining features and materials can irreversibly undermine an undesignated historic resource's eligibility for designation. Material integrity is an important aspect of any historic resource, and is essential for the expression and interpretation of a historic context. (See Section 6.3, Integrity and Existing Conditions Issues for Historic Properties in the Township.) Common alterations seen throughout the Township during the 2016 field survey include non-original synthetic siding, replacement windows and roofs, and insensitive additions.

4. Many historic resources and districts within the Township that are significant at the State and/or National levels have not been locally designated by the HPC. Because listing on the State and/or National Registers is an honorary designation with minimal legal protection, local landmark designation represents the most effective preservation tool for historic resources. Any historic resources that have not been locally designated are not subject to design review by the HPC, and are therefore at risk for demolition or incompatible alteration.

5. Previous survey work has focused disproportionately on private residences, while local designation efforts to date have been limited to commercially oriented districts. As a result of this emphasis, historic landscapes, sites, objects, and non-residential structures are insufficiently surveyed and residences are insufficiently protected at the local level.

6. Landmark designation on the basis of local social or cultural importance, rather than architectural significance, as provided for under the Historic Preservation ordinance, has not been well utilized by the Township.

7. Residents and owners of historic properties are not adequately informed about the designation process, the associated requirements and opportunities, and the relationship between designation and private investments. Owner objection has been an obstacle to municipal designation efforts.

8. The Township is faced with a lack of personnel, funding, and other resources necessary to expand its efforts to identify, designate, and monitor the Township's varied inventory of historic resources.

8. HISTORIC PRESERVATION GOAL AND OBJECTIVES

8.1. Public Engagement for the 2016 HP Element

Presentations on the development of this HP Element were made at regularly scheduled meetings of the HPC on June 23 and July 28, 2016.[110] The purpose of these public presentations was to update both the HPC and the public on the drafting progress of the HP Element, as well as to solicit feedback from stakeholders for inclusion in the draft HP Element.

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

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

8.2. Historic Preservation Goal and Objectives

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

The historic preservation goal is twofold:

- To advance the preservation of Montclair's distinct community character through the identification, designation, and appropriate rehabilitation of historically and/or architecturally significant resources; and

- To ensure new growth and development aligns with the character of the community.

The historic preservation objectives are as follows:

1. Preservation and protection of historic fabric for present and future generations as a tangible link to the community's past and as a record of the Township's history.

2. Promotion of sustainability through the retention of existing historic buildings.

110. Presentations were made by BCA.

3. Cultivation of civic appreciation of the Township's architectural, social, and cultural history and stewardship of its historic resources.

4. Engagement of the public in preservation activities.

5. Safeguarding of the Township's distinctive visual character through the retention of existing resources and the discouragement of the demolition of historic structures.

6. Encouragement of contextually appropriate new design that contributes to a sense of cohesiveness and meets the Township's needs as a growing community.

7. Enhancement of historic commercial corridors that attract businesses and cultural institutions.

8. Stimulation of the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation of historic structures.

9. Protection of property owners' investments and strengthening of property values through careful design review of alterations and new development.

9. RECOMMENDATIONS

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

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

a. Expediting the designation process as defined in the Township's Historic Preservation Ordinance for individual landmarks and districts by ensuring the Township Council equips the HPC with sufficient staff and resources to prepare new designation nominations in a timely manner.

b. Designating resources that are currently listed in the State and/or National Register as local landmarks and districts. State and/or NR listed resources have demonstrated historic and architectural significance. The NJ HPO and NPS have previously assessed these resources, and as such, they do not need to be further studied by the HPC for eligibility as local landmarks and districts.

c. Conducting a Township-wide survey to assess the eligibility of historic resources for local designation. This survey should target historic resources identified in this HP Element, including resources determined eligible for listing on the State Register by the NJ HPO, all properties and streetscapes previously surveyed in "Preservation Montclair," as well as areas and resources newly identified for this HP Element. (See Sections 6.1.3–6.1.6 in Section 6.1, Previously Identified Historic Resources, and 6.2.2, Potential Historic Resources Identified for the 2016 HP Element.)

d. Developing stewardship guidelines for the management and rehabilitation of historic streetscapes. Streetscapes are streets, roads, and alleys and include buildings and spaces between buildings facing a public street. They are characterized by paving, utilities, signs, public art, curbs, sidewalk flags, stone walls, gates, street furniture, and other small-scale features, plantings, and structures, such as bus shelters and kiosks. Guidelines would ensure that historic streetscapes are holistically managed and protected as contributing features to the distinct community character of the Township.

e. Promoting the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures significant at the local level. Historic resources including commemorative monuments, bridges, railroad infrastructure, and schools have been overlooked in Township designation efforts. Consider multiple aspects of the built environment, and the significance of a

variety of resource types and underrepresented historic contexts.

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

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

a. Ensuring that historic preservation zoning overlays are given consideration in areas designated as "Areas in Need of Redevelopment" in Township-adopted Redevelopment Plans. Currently, Redevelopment Plans can supersede any zoning provisions already in place, including historic landmark zoning overlays.

b. Developing sensitive design guidelines for new construction in Township Redevelopment areas that highlight and enhance the built environment without imitating historic resources.

c. Evaluating further legal options for preventing the demolition of historic resources identified within this 2016 HP Element.

d. Creating a comprehensive management plan for municipally owned historic properties with established standards and guidelines for altering, restoring, and rehabilitating these historic resources.

e. Continuing to utilize New Jersey's tax exemption program for property owners who undertake improvements to or the rehabilitation of historic buildings in the Township. Through New Jersey's Five-Year Exemption and Abatement Law, owners in areas where the Township has adopted an authorizing ordinance, such as through a Redevelopment Plan, can qualify for a five-year property tax exemption or abatement based on the value of improvements to their properties. To date, the Township has made funds available through the Five-Year Exemption and Abatement Law to qualifying property owners as part of the Pine Street Redevelopment Plan and the Elm Street/New & Mission Area Redevelopment Plan. (See Section 5.3.2, Township Redevelopment Plans and Capital Improvement Projects.)

f. Advancing the Township's state-mandated affordable housing obligation through the rehabilitation and maintenance of Montclair's historic buildings. Include provisions in Township Redevelopment Plans that prioritize conversion of dis-used historic buildings into affordable housing ahead of other reuse options. (See Section 5.3, Township Planning Policies, for discussion of Montclair's Deteriorated Housing Project Redevelopment Plan.)

g. Promoting the use of the federal rehabilitation tax credit program by property owners in the Township. The rehabilitation tax credit program offers strong incentives for property owners and developers to consider preserving historic buildings that might otherwise be threatened by incompatible alteration or demolition. (See Section 5.2.3, Incentives for Buildings Listed in or Eligible for the State and National Registers.) The HPC should publicize this program widely and share information about its benefits with stakeholders.

h. Enhancing the Township's vibrant commercial corridors through the implementation of Business Improvement Districts and/or Main Street programs. BIDs and Main Street programs promote the preservation and rehabilitation of existing historic resources and establish standards for unifying the character and design of commercial buildings and areas. Currently, Montclair's only Business Improvement District is located in the Town Center along Bloomfield Avenue, including stretches of Glenridge Avenue, Church Street, and Valley Road.

i. Advocating for the reuse of existing housing stock as a sustainable development practice that can reduce the Township's carbon footprint. Several of the Township's Redevelopment Plans have successfully applied historic preservation to increase sustainability. (See Section 5.3.2, Township Redevelopment Plans and Capital Improvement Projects.)

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

a. Furthering educational outreach to property owners, real estate agents, business owners, students, and other members of the community. Educational outreach should include information on the local landmark designation process and its impact on homeowners, interpretive programming, promote the numerous benefits of historic preservation, and publicize best practices for restoring and rehabilitating historic resources. Outreach could be conducted in collaboration with the Montclair Public Library and the Montclair Historical Society or could also be disseminated through local newspapers and online outlets.

b. Promoting the community's utilization of preservation grant funding and tax incentive programs for resources listed or eligible for listing in the State and National Registers, including the NPS's historic preservation tax incentive programs and the New Jersey Historic Trust's cyclical grant funding, Corporate Business Tax Historic Preservation Fund, Capital Preservation Grants through the 1772 Foundation, Historic Preservation Revolving Loan Fund, and Emergency Grant and Loan Fund.

c. Engaging with the community and applying professional best practices to locate and document historic resources that are potentially worthy of preservation and/or are particularly threatened.

d. Establishing a public program that awards local owners of non-landmarked exemplarily preserved, rehabilitation, or restored historic properties with an honorary designation that recognizes the property owner's contribution to the local community and publicizes the benefits of historic preservation in the Township. Property owners awarded this honorary designation would not be subject to regulatory review under the Historic Preservation Ordinance.

e. Requesting applicable GIS data from the NJ HPO and incorporate this data into the Township's Historic Inventory Viewer.

10. ACTION PLAN/AGENDA

1. INCREASING THE LOCAL DESIGNATION OF HISTORIC RESOURCES

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

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

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

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

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

11. APPENDICES

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

A. Glossary of Terms Used in the 2016 HP Element

B. Montclair Historic Preservation Ordinance

C. New Jersey Municipal Land Use Law (MLUL), Historic Preservation–Related Sections

D. 2016 Field Survey Forms (as compiled by BCA)

E. Public Comment on the 2016 HP Element

F. Links to Web or Online Resources Referenced in Section 9, Recommendations

- NPS Tax Incentives for Preserving Historic Properties
- NTHP's Maint Street America Program
- Main Street New Jersey State Coordinating Program
- Montclair Public Library
- Montclair Historical Society
- New Jersey Historic Trust
- State of New Jersey Deparmtnet of Environmental Protection Bureau of GIS

G. Links to Other Pertinent Preservation Resources, including:

- Township Historic Inventory Viewer
- Township Historic Preservation Design Guidelines
- *The Secretary of the Interior's Standards for Rehabilitation*
- New Jersey Office of State Planning Memo on Historic Preservation
- A Five Minute Look at the New Jersey Register of Historic Places Act
- New Jersey Certified Local Government Program Guidelines
- Sustainable Jersey Hitoric Preservation Element Guidelines
- 1986 Historic Resources of Montclair Multiple Resource Area National Register Nomination

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 9. Streetscapes Surveyed for "Preservation Montclair" in 1982

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

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11. APPENDICES

HISTORIC PRESERVATION ELEMENT OF THE TOWNSHIP MASTER PLAN

Montclair

11. APPENDICES

A. Glossary of Terms Used in 2016 HP Element

B. Montclair Historic Preservation Ordinance

C. New Jersey Municipal Land Use Law (MLUL), Historic Preservation–Related Sections

D. 2016 Field Survey Forms (as compiled by BCA)

E. Public Comment on the 2016 HP Element

F. Links to Web or Online Resources Referenced in Section 9, Recommendations

- NPS Tax Incentives for Preserving Historic Properties
- NTHP's Maint Street America Program
- Main Street New Jersey State Coordinating Program
- Montclair Public Library
- Montclair Historical Society
- New Jersey Historic Trust
- State of New Jersey Deparmtnet of Environmental Protection Bureau of GIS

G. Links to Other Pertinent Preservation Resources Used in the 2016 HP Element

- Township Historic Inventory Viewer
- Township Historic Preservation Design Guidelines
- *The Secretary of the Interior's Standards for Rehabilitation*
- New Jersey Office of State Planning Memo on Historic Preservation
- A Five Minute Look at the New Jersey Register of Historic Places Act
- New Jersey Certified Local Government Program Guidelines
- Sustainable Jersey HPE Guidelines
- 1986 Historic Resources of Montclair Multiple Resource Area National Register Nomination

Appendix A
Glossary of Terms Used in 2016 HP Element

APPENDIX A: GLOSSARY OF TERMS USED IN 2016 HP ELEMENT[1]

Addition
New construction added to an existing building or structure.

Alteration
Work that affects the exterior appearance of a property including construction, reconstruction, repair, or removal of any building material or element.

Application for Development
The application to the Planning Board or the Zoning Board of Adjustment for approval of a major or minor subdivision plat, site plan, planned development, conditional use, zoning variance or direction of the issuance of a permit.

Appropriate
See **Compatible**.

Building
A structure with a roof, intended for shelter or enclosure such as a dwelling or garage.

Certificate of Appropriateness
The document issued by the Historic Preservation Commission that is required before work commences on any landmark or any building, structure, site or object located within a landmark district.

Certified Local Government
A community recognized by the National Park Service and State Historic Preservation Office as an active partner in the Federal Historic Preservation Program. CLGs have access to grant funding through annual appropriations from the Federal Historic Preservation Fund, technical assistance from the NPS and SHPO, as well as the many other community benefits of historic preservation.

Character
The qualities and attributes of a building, structure, site, street or district.

Character-defining features
Those elements of a historic property, including the overall form and massing of a building; its materials; craftsmanship; decorative details; interior spaces, features, and finishes; as well as the various aspects of its site and environment, that together define its architectural character.

Compatible
In harmony with surroundings, generally in mass, scale, and height, and secondarily in materials, orientation, placement, and rhythm and proportion of openings.

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[1] Glossary developed using the following sources: the Township of Montclair Historic Design Guidelines, Appendix A, Glossary; Historic Preservation Ordinance of the Township of Montclair, Section 347-128; National Park Service website, "Archeology Program;" National Park Service, *Secretary of the Interior's Guidelines for Identification*; National Trust for Historic Preservation website, "Heritage Tourism;" National Park Service, *How to Apply the National Register Criteria for Evaluation.*

Contributing
A historic resource located within a historic district that was constructed during the district's period of significance and possesses architectural and/or historical significance as well as integrity.

Demolition
Any act which destroys in whole or in part a building or structure.

Design
The combination of elements that create the form, plan, space, structure, and style of a property. This includes such elements as spatial organization and relationships, proportion, scale, technology, ornamentation, patterns and textures, and materials.

Design guidelines
Design review criteria and methodology identified for the purposes of achieving alterations or development that is sensitive to and compatible with the building and/or context.

Field survey
There are two types of architectural field surveys: the reconnaissance survey and the intensive survey. The reconnaissance survey is intended for characterizing an area's resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts in the area. The intensive survey is intended to completely identify all historic resources in the area, and involves detailed background research and a thorough inspection and documentation of all historic properties in the field. The intensive survey should produce all the information needed to evaluate historic properties and prepare an inventory.

Harmonizing
A historic resource located within a historic district that was constructed after the period of significance but is compatible in size, scale, and materials with the historic district.

Heritage tourism
Traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past.

Historic architectural character
Refers to all those visual aspects and physical features that comprise the appearance of an historic building (exterior and interior) and give it its own distinctive character. The historic character is defined by the building's or space's character-defining features. (See **Character-Defining Features**)

Historic context
The setting in which a historic element, site, building, structure, street, or district exists.

Historic district
A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register, and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Historic fabric
The physical material of a historic building, structure, site or community, conveying an interweaving of component parts.

Historic preservation
Identification, evaluation, protection, and management of historic and archaeological resources of historic and architectural significance.

Historic preservation easement
Created through an agreement between a property owner and a nonprofit Qualified Easement Holding Organization to protect a historic resource by restricting future alterations that would undermine its historic character.

Historic Preservation Element
Component of the Township Master Plan that identifies significant historic, architectural, and cultural resources in the Township and includes strategies for promoting their preservation.

Historic property
A district, site, building, structure, or object significant in American history, architecture, engineering, archaeology, or culture at the national, state, or local level.

Historic resource
A building, site, structure, object, or district that has been determined to have historic significance.

Historic streetscape
Streets, roads, and alleys as well as the buildings and spaces between buildings facing a public street, characterized by paving, utilities, signs, public art, curbs, sidewalk flags, stone walls, gates, street furniture, and other small-scale features, plantings, and structures, such as bus shelters and kiosks.

Infill
New construction in historic districts on vacant lots or to replace existing buildings.

Integrity
The ability of a property to convey its significance, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of these aspects.

Intrusion
An element located within a historic district that was constructed after the district's period of significance and does not contribute to the cohesiveness of the district's streetscapes.

Key
A historic resource located in a historic district that was constructed during the district's period of significance and possesses distinct architectural and historical significance.

Landscape
A geographic area that conveys a diverse representation of how human activity has changed and shaped the natural environment. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Maintain
To keep in an existing state of preservation or repair.

Massing
The three-dimensional form of a building.

Minor Application
Any application for a certificate of appropriateness which:

A. Does not involve demolition, relocation or removal of an historic landmark or a key or contributing resource in an historic district;
B. Does not involve an addition to an historic landmark or a property in an historic district or new construction in an historic district;
C. Is a request for approval of fences, signs, awnings, lighting, paving or streetscape work which, in the opinion of the Minor Application Subcommittee, will not substantially affect the characteristics of the historic landmark or the historic district; or
D. Is a request for a field change for a certificate of appropriateness which has already been issued and which meets the criteria of Subsection C above.

New construction
Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Period of significance
The length of time when a property was associated with important events, activities, or person(s), or attained the characteristics that qualify it for National Register listing. Period of significance usually begins with a date when the significant activities or events that give the property its historic significance began; this is often the date of construction.

Preservation
A treatment philosophy or approach that calls for applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reconstruction
The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Redevelopment
Any new construction on a site that has pre-existing uses, including **infill** or **adaptive reuse** projects.

Rehabilitation
The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Repair
Acts of ordinary maintenance that do not include a change in the design, material, form, or outer appearance of a resource. This includes methods of stabilizing and preventing further decay and may incorporate replacement in kind or refurbishment of materials on a building or structure.

Restoration
The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain
To keep and repair or restore an original or historic element, detail, or structure.

Scale
Proportional elements that demonstrate the size, materials, and style of buildings.

Significance
The importance of a property to the history, architecture, archaeology, engineering, or culture of a community and the importance of a space, element, or feature to a historic property.

Style
A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

Appendix B

Historic Preservation Ordinance of the Township of Montclair

Township of Montclair, NJ
Thursday, May 12, 2016

Chapter 347. Zoning

Article XXIII. Historic Preservation

[Added 6-14-1994 by Ord. No. 94-20; amended 7-12-2005 by Ord. No. 05-34; 1-8-2008 by Ord. No. 07-59; 7-7-2009 by Ord. No. O-033-09; 12-11-2012 by Ord. No. O-12-58]

§ 347-126. Title.

This article shall be known by and may be referred to by the short title of the "Historic Preservation Ordinance of the Township of Montclair."

§ 347-127. Purpose.

The provisions of this article are intended to effect and accomplish the protection, enhancement and perpetuation of especially noteworthy examples or elements of the Township's environment in order to:

A. Safeguard the heritage of Montclair by preserving resources within the Township which reflect elements of its cultural, social, economic and architectural history.

B. Encourage the continued use of historic and/or noteworthy buildings, structures, objects and sites and to facilitate their appropriate reuse.

C. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites and districts within the Township.

D. Stabilize and improve property values within the Township.

E. Foster civic pride in the history and architecture of the Township.

F. Encourage proper maintenance of and reinvestment in buildings and structures within the Township.

G. Regulate appropriate alteration of historic sites as well as new construction within or near historic districts to ensure compatibility with the existing built environment and the Master Plan of the Township.

H. Discourage the unnecessary demolition or other destruction of historic resources.

I. Further the public's knowledge of the history and development of the Township as well as its appreciation of the Township's historic sites.

J. Enhance the visual and aesthetic character, diversity, continuity and interest in the Township and its neighborhoods.

K. Encourage beautification and private investment in the Township.

L. Promote the economic welfare of the Township through the preservation of its historic sites and landscapes.

§ 347-128. Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADDITION
An extension or increase in building size, floor area or height.

ADMINISTRATIVE OFFICER
The Construction Official.

ALTERATION
Any change in the exterior architectural features of any improvement or addition.

APPLICATION
A request to the Commission made pursuant to this article for the purposes of obtaining a certificate of appropriateness or other action by the Commission hereunder specified.

APPLICATION FOR DEVELOPMENT
The application form and all accompanying documents required by ordinance to the Planning Board or the Zoning Board of Adjustment of the Township for approval of a major or minor subdivision plat, site plan, planned development, conditional use, zoning variance or the direction of the issuance of a permit pursuant to Section 25 or 27 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-34 or 40:55D-36).

BUILDING
A combination of materials to form a construction adapted to permanent, temporary or continuous occupancy and having a roof.

CERTIFICATE OF APPROPRIATENESS (or C/A)
That document issued by the Historic Preservation Commission required before work commences on any landmark or any building, structure, site or object located within a landmark district.

COMMISSION
The Historic Preservation Commission established pursuant to the provisions of this article.

CONSTRUCTION OFFICIAL
The officer in charge of the granting of building or construction permits in the Township.

DEMOLITION
The partial or total razing, dismantling or destruction, whether entirely or in significant part, of any building, structure, object or site. "Demolition" includes the removal of a building, structure or object from its site or the removal or destruction of the facade or surface.

DESIGNATED PROPERTY OR DISTRICT
An individual building, structure, site, object or district which has been designated as having historical, architectural, cultural, aesthetic or other significance pursuant to the provisions of this article.

DEVELOPMENT
The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure or of any mining excavation or landfill; and any use or change in the use of any building or other structure or land or extension of use of land for which permission may be required pursuant to the Municipal Land Use Law.

[1]

DISTRICT
See "landmark district," as defined herein.

HISTORIC
Having historical, architectural, cultural, aesthetic or other significance, as defined by the provisions of this article.

IMPROVEMENT
A building or other structure or any work constituting a man-made alteration of or addition to any site.

INTEGRITY
The authenticity of the historic identity of a building, structure, site, object or district evidenced by the survival of the physical characteristics that existed during its historic or prehistoric period.

INTERESTED PARTY
Any person whose right to use, acquire or enjoy property is affected by any action taken under this article or whose rights to use, acquire or enjoy property under this article or under any other law of this state or of the United States have been denied, violated or infringed by an action or a failure to act under this article.

INVENTORY
A list of historic properties determined to meet specified criteria of significance.

LANDMARK
Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, architectural, cultural, scenic or archaeological significance.

LANDMARK DISTRICT or DISTRICT
One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites.

MASTER PLAN
The Master Plan of the Township of Montclair, as amended from time to time, compiled pursuant to the Municipal Land Use Law.

MINOR APPLICATION
Any application for a certificate of appropriateness which:

A. Does not involve demolition, relocation or removal of an historic landmark or a key or contributing resource in an historic district;

B. Does not involve an addition to an historic landmark or a property in an historic district or new construction in an historic district;

C. Is a request for approval of fences, signs, awnings, lighting, paving or streetscape work which, in the opinion of the Minor Application Subcommittee, will not substantially affect the characteristics of the historic landmark or the historic district; or

D. Is a request for a field change for a certificate of appropriateness which has already been issued and which meets the criteria of Subsection **C** above.

MUNICIPAL LAND USE LAW
The Municipal Land Use Law of the State of New Jersey, P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), as amended from time to time.

OBJECT

A material thing of functional, aesthetic, cultural, historic, scenic or scientific value that may be, by nature or design, movable, yet related to a specific setting or environment.

ORDINANCE

A legislative act of the governing body of a municipality adopted in accordance with statutory requirements as to notice, publicity and public hearing as required by law.

OWNER

Any person having a right, title or interest in any property so as to be legally entitled, upon obtaining such permits and other authorizations as may be required pursuant to law, to perform construction, alteration, removal, demolition or other work with respect to such property.

PERMIT

Any Township approval for exterior work to be performed on any landmark or on any building, structure, object or site located within a landmark district, which exterior work will be subject to public view. Said permit shall include but not be limited to a building permit, a demolition permit or a permit to move, convert, relocate or remodel or to change the use or occupancy of any landmark or any building, structure, object or site located within a landmark district. "Permit" shall also include all exterior work to be performed on fences, signs, porches, railings, steps, lighting and sidewalks and any other work subject to public view which would alter the exterior appearance of landmarks or properties located within a landmark district or their sites.

REHABILITATION

Any repair or alteration that preserves significant historical or architectural features.

RESTORATION

The historically accurate repair or replacement of architectural features.

SITE

Any real property, whether public or private, with or without improvements, which is the location of a significant event or series of events, a prehistoric or historic occupation or activity, or a building, structure or object or any configuration, portion or group of the foregoing which has been designated by the Commission as having historical, archaeological, cultural, scenic or architectural significance pursuant to the provisions of this article.

STRUCTURE

A combination of materials to form a construction for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

SURVEY

The survey of buildings, structures, objects, sites and districts located within the Township of Montclair which is conducted by the Commission for the ascertainment of their historical, architectural, aesthetic, cultural or other significance pursuant to the provisions of this article.

VIEW or PUBLIC VIEW

The view by the public of a building, structure, object or site from any point on a street or walkway which is used as a public thoroughfare, either vehicular and/or pedestrian.

[1] *Editor's Note: N.J.S.A. 40:55D-1 et seq.*

§ 347-129. Historic Preservation Commission.

A. Creation. There is hereby created the Montclair Township Historic Preservation Commission, whose members shall serve without compensation. The Commission shall be comprised of seven regular

members and two alternates.

B. Regular members. At least one member shall be appointed from each of the following classes, including no fewer than a total of three members from Classes A and B:

(1) Class A: a person who is knowledgeable in building design and construction or architectural history and who may reside outside the Township.

(2) Class B: a person who has demonstrated a knowledge of or who has displayed an interest in local history and who may reside outside the Township.

(3) Class C: a person who is a citizen of the Township, who holds no other municipal office, position or employment, and who professes an interest in local history and/or historic preservation.

C. Alternate members. Two alternate members shall also serve on the Commission. They must qualify as Class C members and shall be designated as "Alternate No. 1" or "Alternate No. 2" at the time of appointment. Alternate members may participate in all Commission discussions during proceedings but may not vote except in the absence or disqualification of a regular member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote. A vote shall not be delayed in order that a regular member may vote instead of an alternate member.

§ 347-130. Appointment of Commission members; terms; vacancies.

A. The Township Council shall appoint all members of the Commission and shall designate at the time of appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2." The Township Council shall appoint a full membership, including regular and alternate members, of the Commission within 60 days from the effective date of this article.

B. The terms of the members first appointed shall be so determined that, to the greatest practicable extent, the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment and, in the case of alternate members, evenly over the first two years after their appointment, provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years, and the term of an alternate member shall be two years.

C. A vacancy occurring otherwise than by expiration of a term shall be filled within 60 days for the unexpired term only.

D. The presence of four members, which may include alternate members filling vacancies of regular members, at a meeting shall constitute a quorum.

E. A member of the Commission may, after a public hearing if he or she requests it, be removed for cause by a majority vote of the Township Council.

§ 347-131. Officers.

The officers of the Commission shall be as follows:

A. The Commission shall elect a Chairperson and Vice Chairperson from its members.

B. The Commission shall employ, designate or elect a person to serve as Secretary, who need not be a member of the Commission. The Secretary shall keep the minutes and records of all meetings and proceedings of the Commission, including voting records, attendance, resolutions, findings,

determinations and decisions.

§ 347-132. Commission rules and organization.

The Commission shall have the authority to adopt all rules and regulations necessary to carry out its functions under the provisions of this article, including but not limited to maintenance of records and procedures, subject to the following:

A. No Commission member shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest, as herein defined.

B. The Commission shall establish a regular schedule of meetings at least once every month. Additional meetings may be called by the Chairperson or Vice Chairperson as required to fulfill its obligations under this article.

C. All Commission minutes and records shall be public records.

D. All rules and regulations adopted by the Commission shall be subject to the approval of the Township Council.

§ 347-133. Appropriations to fund; employment of experts and staff.

A. The Township Council shall make provision in its budget and appropriate funds for the expenses of the Commission. The Commission may employ, contract for and fix the compensation of experts and other staff and services as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the Township Council, unless the Council has, by appropriation, provided for separate legal counsel for the Commission. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the Township Council for the Commission's use.

B. The Township's Planning and Construction Officials shall provide such technical assistance as the Commission shall require.

§ 347-134. Powers and duties of Commission.

The powers and duties of the Commission shall be as follows:

A. To survey buildings, structures, objects, sites and districts located within the Township and to research and evaluate them for their significance in accordance with the criteria established as set forth in § **347-135** of this article.

B. To maintain and expand, when appropriate, a comprehensive inventory of such buildings, structures, objects, sites and districts which are worthy of designation under the provisions of this article.

C. To propose to the Township Council those buildings, structures, objects, sites and districts located within the Township which it has found to be worthy of landmark designation and hence should be subject to the provisions and of this article. Actual nomination to, a finding of eligibility for or listing on the National or State Register of Historic Places is not necessary for the provisions of this article to take effect once a property has been designated as significant by the Commission.

D. To nominate buildings, structures, objects, sites and districts for inclusion in the National and/or the State of New Jersey Register of Historic Places.

E. To make recommendations to the Planning Board and the Township Council in the preparation and periodic updating of the historic preservation element of the Master Plan for the Township, including but not limited to the addition or deletion of historic sites and districts identified in the Township's Master Plan.

F. To make recommendations to the Planning Board and the Township Council on the historic preservation implications of any proposed or adopted zoning or development ordinance(s) or proposed or adopted element(s) of the Township's Master Plan.

G. To advise and assist Township officers, employees, boards and other bodies, including those at the county, state and federal levels, on all matters which have potential impact on the historic buildings, structures, objects, sites or districts in the Township or on the physical character and ambience of any portion of the Township or region.

H. To approve or disapprove applications for certificates of appropriateness pursuant to the provisions of this article.

I. To provide to the Planning Board written reports of all actions taken by the Commission pursuant to the provisions of this article and which are not governed by time requirements for notice or action herein specified.

J. To employ, contract for and fix the compensation of such other staff and services as the Commission shall deem necessary, subject to the provisions of § **347-133** of this article.

K. To draft and/or recommend to the Township Council and the Planning Board ordinances or amendments to existing ordinances that would resolve any conflicts which may exist between the design standards of this article and the building or zoning regulations of the Township.

L. To advise the Township Council and the Planning Board on the relative merits of proposals involving the use of public funds to restore, preserve and protect historic buildings, structures, objects and sites, including the preparation of the long-range plans therefor; to secure state, federal and/or other grants or assistance in support of such projects; and to monitor such projects once underway.

M. To increase public awareness of the value of historic, architectural and cultural preservation by developing and participating in public information programs.

N. To cooperate with local, county, state or national historical societies, governmental bodies and organizations to maximize the contributions of the Commission in accordance with the intent and purposes of historic preservation.

O. To make information available to residents of historic buildings or districts concerning guidelines for rehabilitation and design criteria for new construction established under this article.

P. To seek any benefits which may be granted under the National Historic Preservation Act, as amended, or any other state or federal legislation, including but not limited to the benefits which flow to communities under the certified local government program with regard to training, grant funding and technical assistance; and, in furtherance thereof, to take any steps necessary to assist the Township of Montclair in the preparation and submission of any documents needed for certification of the Township as a certified local government under said National Historic Preservation Act.

§ 347-135. Designation of buildings, structures, objects, sites and districts as historic.

A. Criteria for designation. The Commission shall consider as worthy of designation those buildings, structures, objects, sites and districts that have integrity of location, design, setting, materials,

workmanship, feeling and association and that meet one or more of the following criteria:

(1) Are associated with events that have made a significant contribution to the broad patterns of our history.

(2) Are associated with the lives of persons significant in our past.

(3) Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.

(4) Have yielded or may be likely to yield information important to prehistory or history.

(5) Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.

B. Procedures for designation. Proposals to designate a property as historic pursuant to this article may be made by the Township Council, the Commission, the Planning Board or by the verified application of the owner(s) or authorized agent(s) of the individual property to be designated or, in the case of a proposed district, by the verified application of 10% of the owners of record or persons residing within the district or by verified application of any organization with a recognized interest in historic preservation, in accordance with the following procedures:

(1) Nomination proposals. The party proposing property for designation under this section shall prepare and submit to the Commission a nomination report for each proposed property, site or district. For historic district designations, the report shall include a building-by-building inventory of all properties within the district, photographs of representative properties within the district, a property map of the district showing boundaries, and a physical description and statement of significance for the district. For individual landmark designations, the report shall include one or more photographs, the tax lot and block number of the property as designated on the Official Tax Map of the Township and a physical description and statement of significance and proposed utilization of the site.

(2) Notice. The Commission shall schedule a public hearing on the proposed designation of a landmark or landmark district. At least 20 days prior to the hearing, the Commission shall, by personal service or certified mail:

(a) Notify the owner(s) of record of a property that has been proposed for designation or of property within a district that has been proposed for designation that the property is being considered for such designation and the reasons therefor.

(b) Advise the owner(s) of record of the significance and consequences of such designation and of the rights of the owner(s) of record to contest such designation under the provisions of this article.

(c) Notify the owner(s) of record of the date, time and location of the hearing concerning the proposed designation of the property.

(d) Serve any notices further required under the provisions of the Municipal Land Use Law.

(3) Public notice of hearing. Public notice of the hearing shall be given at least 20 days prior to the hearing by publication in the official newspaper of the Township. A copy of the nomination report shall also be made available for public inspection in the Municipal Clerk's office at least 20 days prior to the hearing.

(4) Hearing. At a public hearing scheduled in accordance with this article, the Commission shall review the nomination report and accompanying documents. Interested persons shall be entitled to

comment on the proposed nominations for designation. Those persons who intend to file a formal protest against a proposed designation under Subsection **B(5)** of this section must submit their protest, in writing, to the Commission in accordance with the provisions of that section of this article.

(5) Protests. A protest against landmark designation signed by the owners of record of 30% or more of the properties within a proposed landmark district or by the owner(s) of record of a proposed landmark may be filed with the Commission 10 days prior to the scheduled hearing date of the proposed designation before the Commission. Protests must be in writing, must contain the reason(s) for the protest and must bear the verified signatures of the owner(s) joining in such a protest.

(6) Commission report. Upon Commission review and public hearing, the Commission shall forward to the Township Council its report, which shall contain a statement of its recommendations and the reasons therefor with regard to proposed designations considered at the hearing, including a list and map of properties approved for designation.

(7) Referral to Planning Board. The Township Council shall refer the report to the Planning Board, which in turn shall report to the Township Council as soon as possible, but within 60 days. Failure of the Planning Board to transmit its report within the sixty-day period provided herein shall relieve the Township Council of its obligations relating to the referral of such a report to the Planning Board. Township Council action on landmark or landmark district designations shall be otherwise subject to those procedures and statutes which apply to a change of a zoning designation and the adoption, revision or amendment of any development regulation.

(8) Final designation. As soon as possible after its receipt of the report of the Planning Board or the expiration of the period allowed for Planning Board comment on designations pursuant to Subsection **B(7)** of this section, the Township Council shall act upon the proposed designation list and map and may approve, reject or modify by ordinance the designation recommendations made by the Planning Board. In the event that the Township Council votes to reject or modify any Planning Board recommendations for a proposed designation, the Council shall record in its minutes the reasons for not following such recommendation. All action taken by the Council on proposed designations shall become effective upon a favorable vote of a majority of its full authorized membership, except, in cases in which a protest has been filed in accordance with Subsection **B(5)** of this section, a proposed designation shall require a favorable vote of 2/3 of the members of the Council.

(9) Public notice of designation. Notice of designation shall be made public by publication in the official newspaper of the Township and by distribution to all municipal agencies reviewing development applications and permits. A certificate or letter of designation shall be sent to the owner(s) of record.

(10) Incorporation of designated landmarks into Township records. Upon adoption, the designation list and map shall be incorporated by reference into the Master Plan and Zoning Ordinance of the Township as required by the provisions of the Municipal Land Use Law.[1] Designated properties shall also be noted as such on the records for those properties maintained by the offices of the Township Tax Assessor and the Municipal Clerk.

[1] *Editor's Note: See N.J.S.A. 40:55D-1 et seq.*

(11) Amendments. Landmark and landmark district designations may be amended in the same manner as they were adopted in accordance with the provisions of this article.

§ 347-136. Certificates of appropriateness: actions requiring review.

A. Actions requiring review. A certificate of appropriateness (hereinafter "C/A") issued by the Commission shall be required before a permit is issued for any of the following or, in the event that no other type of permit is required, before any work can commence on any of the activities listed below in this subsection involving any landmark or any building, structure, site or object located within a landmark district. Work associated with a development application approved by the Planning Board or Zoning Board of Adjustment is exempt from this requirement.

(1) Demolition or improvement.

(2) Relocation.

(3) Change in the exterior elevation or any improvement by addition, alteration or replacement.

(4) Any new construction of a principal or accessory structure.

(5) Any change in existing, or addition of new, signs or exterior lighting.

B. Actions not requiring review. A certificate of appropriateness is not required for:

(1) Changes to interiors.

(2) Changes not visible to the public other than relocation or demolition.

(3) Repair or exact replacement of any existing improvement, provided that the work does not alter the exterior appearance. The following activities are permitted as repairs:

(a) Identical replacement of existing windows and doors.

(b) Repairs of existing windows and doors and the installation of storm doors and windows that do not change their design, scale or appearance.

(c) Maintenance and repair of existing roofing materials involving no change in the design, scale or appearance of the structure.

(d) Structural repairs which do not alter the exterior appearance.

(e) Replacement of existing clapboards, shingles or other siding with identical material.

(f) Maintenance and repair of existing clapboards, shingles or other siding (including masonry) involving no change in the design, scale or appearance.

(g) Exterior or interior painting.

C. Emergency repairs. When a landmark or a building, structure, object or site located within a landmark district requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with Township codes without first obtaining a certificate of appropriateness. Under such circumstances, the repairs performed shall be only such as are necessary to protect the health and safety of its occupants or others and/or to maintain habitability. A request for the Commission's review shall be made simultaneously with the onset of emergency work, and no work in addition to the emergency repairs shall be performed on the structure until an appropriate request for approval is made and approval is obtained in accordance with the procedures set forth in this article. All work done under this section shall conform to the standards for rehabilitation set forth in § **347-137** herein.

D. Informal review of concept plan for proposed undertakings. At the request of applicants considering action that may require Commission review, the Commission shall grant an informal review of a concept plan for the proposed undertaking. Neither the applicant nor the Commission shall be bound by any informal review.

§ 347-136.1. Minor applications.

Minor applications, as defined in this article, may be reviewed and approved by the Minor Application Subcommittee without holding a public hearing. The Minor Application Subcommittee shall be comprised of a designated member of the Historic Preservation Commission, the Director of Planning and Community Development, and the Zoning Officer. If the Minor Application Subcommittee finds the application appropriate, the Subcommittee may act in place of the full Commission without the necessity of a public hearing and is authorized to issue a certificate of appropriateness to the Construction Official for said minor work. The Construction Official shall then authorize the applicant to proceed and issue any required permit associated therewith. If the Minor Application Subcommittee does not find the application appropriate, the application shall be scheduled for a public hearing before the full Commission.

§ 347-137. Standards for review.

A. General criteria for review. In reviewing an application for its effect on a landmark or a building, structure, object or site located within a landmark district, the following criteria shall be used by the Commission, the Planning Board, the Zoning Board of Adjustment, the Township Council and all other officials and agencies of the Township responsible for the administration of this article. The criteria set forth in this subsection relate to all projects affecting landmarks and any buildings, structures, objects and sites located within landmark districts; and with regard to such proposed projects, the following factors shall be considered:

   (1) The impact of the proposed change on the historic, architectural and/or cultural significance of the landmark or landmark district.

   (2) The importance of the landmark or the building, structure, object or site to the nation, state, region or municipality and the extent to which its historic or architectural interest would be adversely affected to the detriment of the public interest.

   (3) The use of any landmark or landmark district involved in the proposed change.

   (4) The extent to which the proposed action would adversely affect the public's view from the street of a landmark or building, structure, object or site located within a landmark district.

   (5) The impact the proposed change would have on the architectural or historic significance of the landmark or landmark district and the visual compatibility of the proposed change with adjacent buildings, structures, objects and sites in accordance with the requirements for design compatibility set forth in Subsection **C** of this section.

B. Rehabilitation of existing buildings, structures, objects and sites. In reviewing any application for a certificate of appropriateness, the Commission shall make its determination as to whether any application should be approved, approved with conditions or denied on the basis of the purposes of this section, the provisions of this article and the following standards for review, which are identical to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

   (1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, object or site and its environment or to use a property for its originally intended purpose.

   (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(3) All buildings, structures, objects and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

C. Design criteria; new construction. In assessing the design of any proposed addition or new construction, the Commission shall consider the following design criteria in conjunction with the standards of rehabilitation and review criteria set forth above. These design criteria shall be used to analyze the appropriateness of new construction in the form of additions and alterations to landmarks or new construction, additions or alterations to buildings, structures, objects or sites located within landmark districts.

(1) Height. The height of the proposed structure shall be visually compatible with adjacent buildings.

(2) Proportion of the facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with adjacent buildings and places.

(3) Proportion of the openings. The relationship of the width of windows to the height of windows in a building shall be visually compatible with adjacent buildings and places.

(4) Rhythm of solids. The relationship of solids to voids in the facade of a building shall be visually compatible with adjacent buildings and places.

(5) Rhythm of spacing. The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with adjacent buildings and places.

(6) Rhythm of entrances. The relationship of entrances and porches to the street shall be visually compatible to adjacent buildings and places.

(7) Relationship of materials. The relationship of materials, texture and tone of the facade and roof of a building shall be visually compatible with the predominate materials used in adjacent buildings.

(8) Roof. The roof shape of a building shall be visually compatible with adjacent buildings.

(9) Continuity of walls. Walls and open fencing shall maintain visual compatibility with adjacent buildings and places.

(10) Scale. The size of a building mass in relation to open spaces, window and door openings, porches and balconies shall be visually compatible with adjacent buildings and places.

(11) Directional expression. A building shall be visually compatible with adjacent buildings and places in its directional character, whether this be vertical, horizontal or nondirectional.

(12) Windows. The type of glazing and muntin used in windows and doors shall be visually compatible with adjacent buildings.

D. Review criteria for demolition. With regard to applications to demolish a landmark or any building, structure, object or site located within a landmark district, the following matters shall be considered:

(1) Its historical, architectural, cultural and aesthetic significance.

(2) Its use, its intended use and/or the use for which the building, structure, object or site was originally designed and the feasibility of the continuation of its designed use.

(3) Its importance to the Township and the extent to which its historical or architectural value is such that its removal will be detrimental to the landmark district and/or to the public interest.

(4) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.

(5) The extent to which its retention would promote business, create new positions, attract tourists, students, writers, historians, artists or artisans, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage or make the Township a more attractive and desirable place in which to live.

(6) The probable impact of its removal upon the ambience of the landmark district.

(7) The structural soundness and integrity of the building, structure, object or site and the economic feasibility of its restoration or rehabilitation so as to allow for its reasonable use.

(8) The threat to the public health and safety as a result of deterioration or disrepair of the building, structure, object or site.

(9) The technological feasibility of structural rehabilitation.

(10) The interference with the charitable purposes of any nonprofit or charitable organization if demolition is not permitted.

E. Criteria regarding relocation of historic buildings or structures. The following factors shall be considered with regard to an application to move to a new location or site any landmark or any building, structure or object located within a landmark district:

(1) The impact of the loss of integrity suffered as a result of removal from the original and/or historic location; and, if located within a historic district, the impact of that loss of integrity upon the district as a whole.

(2) The relative value to the applicant of the proposed relocation contrasted to the value to the community as a whole in allowing it to remain at its original and/or historic site.

(3) The compatibility, nature and character of the areas adjacent to both the present site and the proposed site as they relate to the protection of historic properties and districts as regulated by this article.

(4) In the event that a proposed new location is in an historic district, the impact on the visual compatibility of adjacent buildings, structures, objects or sites as set forth in Subsection **C(1)** through **(12)**, inclusive, of this section as herein set forth.

(5) The likelihood of significant damage to the physical integrity of the building, structure or object itself.

§ 347-138. Certificates of appropriateness; application procedures; fees.

A. The administrative officer shall refer all applications for permits pertaining to regulated activities involving landmarks or any buildings, structures, objects and sites located within landmark districts to the Commission for a written report on the application of the Zoning Ordinance provisions concerning historic preservation to any of those aspects of the changes proposed which were not determined by approval of an application for development by a municipal agency pursuant to the Municipal Land Use Law.[1] A certificate of appropriateness (hereinafter "C/A") issued by the Commission in accordance with the procedures of this article is required prior to the commencement of any activities involving landmarks or properties within landmark districts which are governed by the provisions of this article.

[1] *Editor's Note: See N.J.S.A. 40:55D-1 et seq.*

B. Applications shall be made on forms available in the office of the administrative officer in the Montclair Municipal Building. Completed applications shall be delivered or mailed to the administrative officer at the Montclair Municipal Building. All such applications shall include payment of a filing fee in the amount of $100.

C. Upon receipt of a complete application for a certificate of appropriateness, the Commission shall schedule a hearing for the purpose of reviewing said application and shall advise the applicant(s), in writing, of the time, date and place of said hearing. For minor applications, five copies of the complete application must be submitted to the administrative officer. For all other applications, 15 copies of the complete application must be submitted to the administrative officer.

D. A complete application for a certificate of appropriateness shall include the following items:

(1) All applications must include properly completed application forms which contain the following information:

(a) Property information, including the zone of the property and block/lot.

(b) Applicant and owner information.

(c) Application fee and escrow fee (if required), paid to the Township of Montclair.

(d) Applicant's verification signature and owner's authorization signature.

(e) Photographs showing the existing condition of the entire building facade.

(f) Close-up photographs showing details of the area of work.

(2) Signage and awning applications must also include the following:

(a) Photomontage with the sign or awning drawn or photo-manipulated/photoshopped in the exact location proposed (see Figure 1).



Figure 1: Example of Photomontage for Signage Applications

(b) Proposed sign material noted (i.e., wood, acrylic, PVC) or awning fabric sample and measured drawings showing the height and width dimensions of the proposed sign or awning (see Figure 2).

(c) Section drawing showing the side view and projection of the proposed sign or awning from the building facade and the method of installation of the sign or awning onto the storefront or sign band (see Figure 2). Note the storefront material. (For brick buildings, signs should be attached in the mortar.)



Figure 2: Sample of Section Drawing Showing Proposed Signage and Method of Installation

(d) Dimensions and size calculations of proposed signage for zoning compliance.

(3) Lighting applications must also include the following:

(a) Detail photographs of the area of attachment.

(b) Manufacturer's information/cut sheets of the type of fixture to be used.

(c) Photomontage of proposed lighting, showing where it attaches to the building.

(d) Details showing dimensions of proposed light fixtures, including the distance the lights will project from the facade, height above the street or sidewalk, any supports or framing, the location of electrical conduits, and how the light fixtures will be mounted to the exterior wall (see Figure 3).



Figure 3: Sample of Lighting Details

(4) Window applications must also include the following:

(a) Photographs of each existing window to be altered.

(b) Note if the replacement proposed is of the entire window frame or sash only.

(c) Photo or drawing showing as-built/existing windows to be replaced, including a cross-section of existing windows as-built, showing head, jamb and sill.

(d) Details showing proposed windows, including a cross-section of proposed windows showing head, jamb and sill (manufacturer's cut sheets are fine if they show dimensions) (see Figure 4).

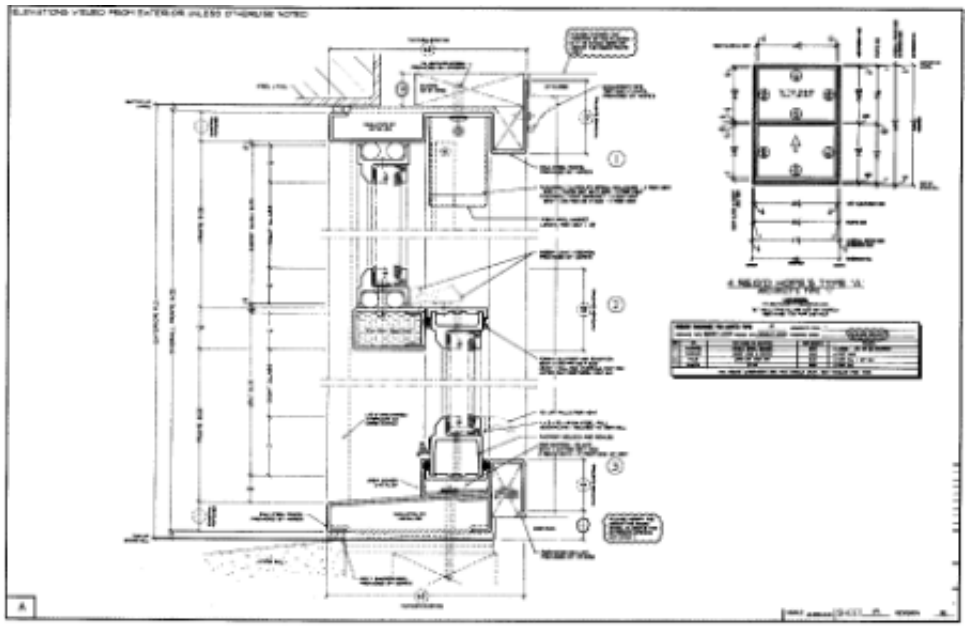


Figure 4: Sample of Window Details

(e) Documentation about the original windows, photographs or typical windows for the historic period (if available and only necessary if the existing are not historic windows).

(f) Conditions statement describing the type and extent of deterioration justifying the window removal.

(5) Applications for new storefronts, facade alternations/restorations or new construction/additions must also include the following:

(a) Existing site plan or detailed survey drawing.

(b) Proposed site plan with color graphics to differentiate new from existing.

(c) Photographs of the existing structure, with "detail" photos of the specific facades and architectural features (doors, windows, railings, siding, roofing, paving, etc.) that are to be altered or repaired. If the proposed project is within any historic district, applicants must include photographs of adjacent structures and the existing streetscape taken from across the street.

(d) Existing exterior elevation drawings.

(e) A complete set of working drawings for the proposed project and, in the case of an addition, elevation drawings that show the proposed addition together with the existing structure; scaled construction drawings showing proposed alterations of the relevant facade(s) and architectural features. If the proposed project is located within an historic district, applicants must include a streetscape elevation and color rendering showing the new development in the context of neighboring buildings, structures, and sites. Three-dimensional models are optional.

(f) Photomontage, renderings, and color elevation drawings of the proposed facade(s).

(g) Descriptions of the materials, size, and spacing of architectural features that are to be altered or repaired, their present condition, and the reasons for their proposed alteration or repair.

(h) Detailed specifications, cut sheets, manufacturer's product information, and mock-up boards for all proposed exterior materials and color palettes, including dimensions, compositions, application methods, and recommended uses. Samples of the proposed materials may be

required.

(i) Specifications, cut sheets, and manufacturer's product information for all exterior lighting proposed.

(j) Specifications for any proposed masonry patching, brick repointing, mortar analysis, brick replacement, and facade cleaning.

(k) Specifications, cut sheets, and manufacturer's product information for any proposed exterior coatings, waterproofing measures, or chemical solutions to be applied.

(l) Scaffolding drawings (if applicable).

(6) Relocation of existing structures:

(a) Photographs of the existing structure and adjacent buildings and the proposed relocation site and its adjacent buildings.

(b) Statement of the need/purposes for the proposed relocation and any alternatives to relocation that were considered by the applicant.

(c) Estimated damage to the structure or loss of any of its architectural elements that may result from the proposed relocation. (If any alterations are proposed to the structure after relocation, the applicant must meet the requirements of the sections above.)

(d) Description of the relocation process and time frame, including moving the building intact, numbering and disassembling, and storage security before reassembly.

(e) Site plan for the existing structure, as well as the site plan for the structure on the proposed relocation site.

(7) Demolition of structures:

(a) Complete photography record of all exterior elevations, interior spaces, and important details of all existing structures and any adjacent properties.

(b) Statement of the need/purposes for the proposed demolition.

(c) In any instance where there is a claim of no other alternative to demolition, the applicant shall provide written documentation of good-faith attempts to sell the building at a reasonable and comparable amount or to offer it without charge to purchasers willing to move the building to another location and preserve, rehabilitate, relocate, or restore the building. A reasonable and comparable sales price shall be indicated by providing evidence such as recent appraisals, comparable values of properties similar to the building proposed to be demolished or other evidence the HPC deems acceptable.

(d) Written and pictorial record of the building's history and architectural features for archival purposes, including, without limitation, the dates of original construction of the building or structure to be demolished; original documents, maps, drawings, and photographs; the square footage or dimensions of the building or structure to be demolished; a brief description of the materials, configuration and use of the existing building or structure; significant events and occupants associated with the history of the building or property; architectural features; and a description of the building through photographs, plans, and maps.

(e) Archaeological study of the property before and/or during demolition if the property falls within the area demonstrated to have a medium or high probability to contain archaeological resources.

(f) Preservation or salvage of architectural elements and photographic documentation. The Planning Office will provide applicants with local service directories of centers.

§ 347-139. Commission review of applications for certificates of appropriateness.

A. The Commission shall review applications for certificates of appropriateness at a public hearing. The applicant(s) shall be required to appear or to be represented at any meeting of the Commission at which the Commission will consider his or her (their) application for a certificate of appropriateness, regardless of the ultimate findings and report of the Commission.

B. As soon as possible, but no later than 45 days after the administrative officer has referred the application to the Commission, the Commission shall return to the administrative officer its written report granting or denying the application, which report may be stated in resolution form. The Commission shall file said report with the administrative officer, together with the certificate of appropriateness if granted, within 10 days of the Commission's decision on the application and, on the same date, shall forward a copy of the report and the certificate of appropriateness to the applicant by personal service or by certified mail, return receipt requested.

C. If, within the above forty-five-day period, the Commission has denied the issuance of a certificate of appropriateness required for the issuance of a permit or recommended that conditions be met prior to the issuance of a permit, the administrative officer shall deny issuance of the permit or include the conditions in the permit, as the case may be.

D. Failure of the Commission to report within the forty-five-day period shall be deemed to constitute a report in favor of issuance of the permit and without the recommendation of conditions to the permit.

E. Nothing herein shall prohibit an extension of time by mutual agreement of the applicant and the Commission.

F. After a certificate of appropriateness has been issued by the Commission, the administrative officer shall, from time to time, inspect the work approved by the Commission and report to the Commission any work not in accordance with such resolution of approval and the corresponding certificate of appropriateness.

G. A certificate of appropriateness shall be valid for a period of one year form the date of its issuance unless reasonable extensions are granted by the Commission.

§ 347-140. Grant or denial of certificates of appropriateness.

A. Purposes. The purpose of this section is the furtherance of the purposes of this article by affording the Township, interested persons and historical societies or organizations the opportunity to acquire or to arrange for the preservation of landmarks or buildings, structures, objects or sites located within historic districts.

B. Approval. Issuance of an approval of a permit shall be deemed to be final approval pursuant to this article. Such approval shall neither cause nor prevent the filing of any collateral application or other proceeding required by any other Township ordinance to be made prior to undertaking the action requested concerning landmarks or any buildings, structures, objects or sites located in a landmark district.

C. Denial. Denial of a certificate of appropriateness shall be deemed to preclude the applicant from undertaking the activity applied for.

(1) Denial in applications for demolition. In the event that the Commission disapproves an application for a permit to demolish a landmark or any building, structure, object or site located within a landmark district, the owner shall, nevertheless, as a matter of right, be entitled to raze or demolish the same, provided that all of the following requirements have been fully met:

(a) Permit procedure compliance. The owner has applied for the necessary permit and has received notice of denial of the same from the Commission and has appealed said denial to the Zoning Board of Adjustment, which has affirmed the denial.

(b) Notice requirements. The owner has met the following notice requirements:

[1] Notice of the proposed demolition has been posted on the premises of the building, structure, object or site throughout the notice period, set forth herein in Subsection **C(1)(b)[2]** and **[3]** of this section, in a location that it is clearly readable from the street.

[2] The applicant has published a notice in the official newspaper of the Township within the first 10 days of the notice period, within not less than 10 nor more than 15 days prior to the expiration of the notice, and at least once each 90 days between the above first and last notifications, if the notice period is nine months or longer.

[3] The period of time during which notice must be given in the manner herein set forth shall be known as the "notice period." It shall commence on the 10th day following the date of the notice of denial received from the Zoning Board of Adjustment after an appeal has been decided, and such notice period shall run for a period of time of nine months.

[4] The owner has, during the notice period and at a price reasonably related to its fair market value, made a bona fide offer to sell such building, structure, object or site and the land pertaining thereto to any person or organization, government or agency thereof or political subdivision or agency thereof which gives reasonable assurances that it is willing to preserve the building, structure, object or site and the land pertaining thereto.

[5] The owner shall not have been a party to any bona fide contract binding upon all parties thereto for the sale of any such building, structure, object or site and the land pertaining thereto executed prior to the expiration of the notice period except a contract made in accordance with Subsection **C(1)(b)[4]** of this section.

(2) Alternatives to demolition. During the notice period, the Commission shall consult with the Township Council, the New Jersey Department of Environmental Protection or other similarly qualified organizations to ascertain how the Township may preserve the premises to be demolished. The Commission shall be empowered to assist the owner in developing plans to preserve the building, structure, object or site when the moving or demolition thereof would be a loss to the Township. The Commission shall be empowered to negotiate with the applicant to see if an alternative to demolition can be found and may require the applicant to prepare a financial analysis which may include any or all of the following:

(a) Amount paid for the property, date of purchase and the name of the party from whom purchased, including a description of the relationship, whether business and/or familial, if any, between the owner and the person from whom the property was purchased.

(b) Assessed value of the land and improvements thereon according to the most recent assessment.

(c) For depreciable properties, a pro forma financial statement prepared by an accountant or broker of record.

(d) All appraisals obtained by the owner in connection with his or her purchase or financing of the property or during his or her ownership of the property.

(e) Bona fide offers for the property for sale or rent, price asked and offers received, if any.

(f) Any consideration given by the owner as to profitable, adaptive uses for the property.

(3) Change in circumstances. The Commission may, if a significant change in circumstances occurs at any time during such notice period, approve a permit for demolition, in which event the permit shall be issued within 10 days thereafter.

§ 347-141. Effect of grants or denials of permits; appeals.

A. Effect. Issuance of an approval of a permit shall be deemed to be a final approval pursuant to this article. Such approval shall neither cause nor prevent the filing of any collateral application or other proceeding required by any other Township ordinance to be made prior to undertaking the action requested concerning the landmark or any building, structure, object or site located within a landmark district. The denial of a permit shall be deemed to preclude the applicant from undertaking the activity applied for.

B. Statutory rights retained. The granting or denial of a permit may be appealed to the Board of Adjustment in the same manner as an appeal is taken pursuant to the provisions of the Municipal Land Use Law, N.J.S.A. 40:55D-70a. Nothing herein shall be deemed to limit the right of judicial review of the Township action after an appeal is concluded by the Board of Adjustment. The appellant shall pay all costs for copies of any transcript(s) required for appeal.

§ 347-142. Development in historic zoning districts or sites; informational copies of applications from Planning Board or Board of Adjustment.

The Planning Board and the Board of Adjustment shall refer to the Commission every application submitted to either Board for development in historic zoning districts or on historic sites designated on the Zoning or Official Map or identified in any component element of the Master Plan. The referral shall be made when the application for development is deemed complete or is scheduled for a hearing, whichever occurs sooner. Failure to refer the application as required shall not invalidate any hearing or proceeding. The Commission may provide its advice, which shall be conveyed through its delegated members or staff, who shall testify orally at the hearing and explain any written report which may have been submitted by the Commission regarding the application. The Commission shall make available to the applicant a copy of its written report concerning said application for development.

§ 347-143. Violations and penalties; enforcement.

A. Violations defined. Any person violating any of the provisions of this article shall, upon conviction thereof, be subject to the penalties herein. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues. Any person who shall undertake any activity without approvals required by this article shall be deemed to be in violation hereof.

B. Notice of violations. Upon learning of the violation, the administrative officer shall personally serve upon the owner of the property whereon the violation is occurring a notice describing the violation in detail and giving the owner 10 days to abate the violation by restoring the building, structure or site to its condition prior to the violation. If the owner cannot personally be served within the Township with

said notice, a copy shall be posted on the property and a copy shall be sent to the owner at his or her last known address.

C. Injunctive relief. In the event that the violation is not abated within 10 days of service or posting on site, whichever is earlier, the administrative officer shall cause to be instituted any appropriate action or proceeding to prevent such unlawful activity; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or site; or to prevent any illegal act, conduct, business or use in or about such premises as follows:

(1) If any person shall undertake any activity requiring a permit and report of the Commission without first having obtained approval, he or she shall be required to immediately stop the activity, apply for approval and take any necessary measures to preserve the affected premises pending such approval. If the work is denied, he or she shall immediately restore the building, structure, object or site to its condition prior to any such activity. The administrative officer is hereby authorized to seek injunctive relief regarding a stop action or restoration in the Superior Court not less than 10 days after the delivery of notice pursuant to Subsection **B** hereof.

(2) In the event of the threat of imminent action for which the necessary approvals have not been granted and which action would permanently and adversely change a landmark or any building, structure, object or site located within a landmark district, the administrative officer is empowered to apply to the Superior Court of New Jersey for injunctive relief as is necessary to prevent such actions.

D. Penalties. In addition to the remedies provided above and notwithstanding § **347-6** of this chapter, a person convicted of a violation of this Article **XVIII** before a court of competent jurisdiction shall be subject to penalties as follows:

(1) For each day up to 10 days: not more than $100 per day.

(2) For each day between 11 and 25 days: not more than $250 per day.

(3) For each day beyond 25 days: not more than $500 per day.

(4) For each day beyond 25 days: a jail term not to exceed 90 days may be imposed.

§ 347-144. Preventive maintenance; notice of violations.

A. Priority. Recognizing the need for preventive maintenance to ensure the continued useful life of historic buildings, structures, objects and sites, the Township Council hereby declares that code enforcement for such designated properties is a high municipal priority.

B. Notice of violation. In the event that any landmark or any building, structure, object or site located within a landmark district deteriorates to the point that, in the best estimate of the administrative officer, the cost of correcting the outstanding code violations equals more than 25% of the cost of replacing the entire building, structure, object or site on which the violation occurs, the administrative officer shall serve personally or by certified mail, return receipt requested, a notice on the owner of the property listing the violations, the estimate for their abatement and the replacement cost of the improvements and stating that, if the owner does not take all necessary remedial action within 60 days, or such extensions as the administrative officer shall grant for good cause, the Township of Montclair's designated official may, at the expiration of said 60 days, enter upon the property and abate such violations and cause the cost thereof to become a lien on the property.

C. Hearing. Upon receipt of such notice, the owner may, within 20 days after such receipt, notify the administrative officer of his or her intentions to have a hearing as to the allegations and estimates set forth in the notice. Such hearing shall be conducted by the Commission and shall, so far as possible, be

a formal adversary proceeding in which the administrative officer shall establish the matters alleged in the notice by a preponderance of the evidence. If a hearing is requested, the administrative officer will, within 10 days following the hearing, serve on the owner an opinion, in writing, setting forth his or her conclusions and the reasons therefor.

D. Action without a hearing. If the owner does not request a hearing, the findings of the administrative officer set forth in the notice issued in § **347-143B** shall be binding, and the administrative officer may take such necessary action as granted by the provisions of this article.

E. Right of abatement. If the owner does not comply with the findings of the administrative officer, the administrative officer may enter onto the premises and, by use of municipal labor or outside contractors, or both, perform such work as is necessary to abate all violations.

F. Costs. The administrative officer shall then certify to the Township Council the cost of such work performed, plus all administrative, clerical and legal costs and overhead attributable thereto, and shall present the same to the Township Council.

G. Lien. The Township Council may, by resolution, vote to cause the sum so certified to become a lien upon the property, payable with the next quarter's property taxes and, if not then paid, bearing interest at the same rate as delinquent taxes.

§ 347-145. Municipal responsibility.

It shall be the duty of all municipal officials of the Township of Montclair reviewing all permit applications involving real property or improvements thereon to determine whether such application involves any activity which should also be the subject of an application for a permit and, if it should be, to inform the Secretary of the Commission, the administrative officer and the applicant of the same.

§ 347-146. Rules of interpretation.

This article shall be liberally construed in order to affect the purposes set forth herein. In the event that this article conflicts with state law, state law shall take precedence.

Appendix C
New Jersey Municipal Land Use Law, Historic Preservation–Related Sections



Municipal Land Use Law

New Jersey Statutes Annotated Historic Preservation Related Sections

New Jersey Department of Environmental Protection • Natural & Historic Resources • Historic Preservation Office

Introduction

Municipalities in New Jersey obtain their authority to identify, evaluate, designate, and regulate historic resources (individual sites and districts) from the Municipal Land Use Law (MLUL), the enabling legislation for municipal land use and development planning, zoning, and, since 1986, historic preservation zoning. In response to requests for information on the sections of the MLUL pertaining to historic preservation zoning, the Historic Preservation Office (HPO) is excerpting and printing the following sections of the Municipal Land Use Law relevant to historic preservation planning and zoning and the creation of municipal Historic Preservation Commissions. The HPO has also provided a description of the requisites for participation in the Certified Local Government (CLG) program.

C. 40:55D-25
Powers of Planning Board

A. The planning board shall follow the provisions of this act and shall accordingly exercise its powers in regard to:
   (1) The master plan pursuant to article 3;
   (2) Subdivision control and site plan review pursuant to article 6;
   (3) The official map pursuant to article 5;
   (4) The zoning ordinance including conditional uses pursuant to article 8;
   (5) The capital improvements program pursuant to article 4;
   (6) Variances and certain building permits in conjunction with subdivision, site plan and conditional use approval pursuant to article 7.

B. The planning board may:
   (1) Participate in the participation and review of programs or plans required by State or Federal law or regulation;
   (2) Assemble data on a continuing basis as part of a continuous planning process; and
   (3) Perform such other advisory duties as are assigned to it by ordinance or resolution of the governing body for the aid and assistance of the governing body or other agencies or officers.

C. In a municipality having a population of 2,500 or less, a nine-member planning board, if so provided by ordinance, shall exercise, to the same extent and subject to the same restrictions, all the powers of a board of adjustment; but the Class I and the Class III members shall not participate in the consideration of applications for development which involve relief pursuant to subsection d. of section 57 of the act L. 1975 C. 291 (C.40:55D-70).

D. In a municipality having a population of 2,500 or less, the planning board, if so provided by ordinance, shall exercise, to the same extent and subject to the same restrictions, all of the powers of a historic preservation commission, provided that at least one planning board member meets the qualifications of a Class A member of a historic preservation commission and at

least one member meets the qualifications of a Class B member of that commission.

C. 40:55D-28
Master Plan; preparation; contents; modification

A. The planning board may prepare and, after public hearing, adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

B. The master plan shall generally comprise a report or statement and land use and development proposals, with maps, diagrams and text, presenting, at least the following elements (1) and (2) and, where appropriate, the following elements (3) through (12):

(1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;

(2) A land use plan element (a) taking into account and stating its relationship to the statement provided for in subsection (1) hereof, and other master plan elements provided for in paragraphs (3) through (12) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L. 1983, c. 260 (C. 6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality;

(3) A housing plan element pursuant to section 10 of P.L. 1985, c. 222 (C. 52:27D-310)(See *Addendum*), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

(4) A circulation plan element showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, locations, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail;

(5) A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of P.L. 1981, c. 32 (C.40:55D-93 et seq.);

(6) A community facilities plan element showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding areas;

(7) A recreation plan element showing a comprehensive system of areas and public sites for recreation;

(8) A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources;

(9) An economic plan element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity

of the economic development to be promoted;

(10) A historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts;

(11) Appendices or separate reports containing the technical foundation for the master plan and its constituent elements; and,

(12) A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.



C. The master plan and its plan elements may be divided into subplans and subplan elements projected according to periods of time or staging sequences.

D. The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L. 1985, c. 398 (C. 52:18A-196 et al.), and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c. 39 (C. 13: 1E-1 et seq.) of the county in which the municipality is located.

C. 40:55D-65
Contents of Zoning Ordinance

A zoning ordinance may:

A. Limit and restrict buildings and structures to specified districts and regulate buildings and structures according to their type and the nature and extent of their use, and regulate the nature and extent of the use of land for trade, industry, residence, open space or other purposes.

B. Regulate the bulk, height, number of stories, orientation, and size of buildings and the other structures; the percentage of lot or development area that may be occupied by structures; lot sizes and dimensions; and for these purposes may specify floor area ratios and other ratios and regulatory techniques governing the intensity of land use and the provision of adequate light and air, including, but not limited to the potential for utilization of renewable energy sources.

C. Provide districts for planned developments; provided that an ordinance providing for approval of subdivisions and site plans by the planning board has been adopted and incorporates therein the provisions for such planned developments in a manner consistent with article 6 (C. 40:55D-37 et seq.) of this act. The zoning ordinance shall establish standards governing the type and density, or intensity of

land use, in a planned development. Said standards shall take into account that the density, or intensity of land use, otherwise allowable may not be appropriate for a planned development. The standards may vary the type and density, or intensity of land use, otherwise applicable to the land within a planned development in consideration of the amount, location and proposed use of common open space; the location and physical characteristics of the site of the proposed planned development; and the location, design and type of dwelling units and other uses. Such standards may, in order to encourage the flexibility of housing density, design and type, authorize a deviation in various residential clusters from the density, or intensity of use, established for an entire planned development. The standards and criteria by which the design, bulk and location of buildings are to be evaluated, shall be set forth in the zoning ordinance and all standards and criteria for any feature of a planned development shall be set forth in such ordinance with sufficient certainty to provide reasonable criteria by which specific proposals for planned development can be evaluated.

D. Establish, for particular uses or classes of uses, reasonable standards of performance and standards for the provision of adequate physical improvements including, but not limited to, off-street parking and loading areas, marginal access roads and roadways, other circulation facilities and water, sewerage and drainage facilities; provided that section 41 (C. 40:55D-53) of this act shall apply to such improvements .

E. Designate and regulate areas subject to flooding (1) pursuant to P.L. 1972, c. 185 (C. 58:16A-55 et seq.) or (2) as otherwise necessary in the absence of appropriate flood hazard area designations pursuant to P. L. 1962, c. 19 (C. 58 :16A-5O et seq.) or floodway regulations pursuant to P.L. 1972, c. 185 or minimum standards for local fringe area regulations pursuant to P.L. 1972, c. 185.

F. Provide for conditional uses pursuant to section 54 (C.40:55D-67) of this act.

G. Provide for senior citizen community housing.

H. Require that as a condition for any approval which is required pursuant to such ordinance and the provisions of this chapter, that no taxes or assessments for local improvements are due or delinquent on the property for which any application is made.

I. Provide for historic preservation pursuant to section 5 of P.L.

C. 40:55D-65.1 Historic Designations in Zoning Ordinances

A zoning ordinance may designate and regulate historic sites or historic districts and provide design criteria and guidelines therefor. Designation and regulation pursuant to this section shall be in addition to such designation and regulation as the zoning ordinance may otherwise require.

Except as provided hereunder, after July 1, 1994, all historic sites and historic districts designated in the zoning ordinance shall be based on identifications in the historic preservation plan element of the master plan. Until July 1, 1994, any such designation may be based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element of the master plan. The governing body may, at any time, adopt, by affirmative vote of a majority of its authorized membership, a zoning ordinance designating one or more historic sites or historic districts that are not based on identifications in the historic preservation plan element, the land use plan element or community facilities plan element, provided the reasons for the action of the governing body are set forth in a resolution and recorded in the minutes of the governing body. L. 1991, c. 199, § 5, eff. July 9, 1991.

C. 40:55D-107 Historic Preservation Commission

A. The governing body may by ordinance provide for a historic preservation commission.

B. Every historic preservation commission shall include, in designating the category of appointment, at least one member of each of the following classes: Class A-a person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and, Class B-a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.

C. A historic preservation commission shall consist of five, seven or nine regular members and may have not more than two alternate members. Of the regular members a total of at least one less than a majority shall be of Classes A and B. Those regular members who are not designated as Class A or B shall be designated as Class C.

Class C members shall be citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the planning board or board of adjustment. Alternate members shall meet the qualifications of Class C members. The mayor or, if so specified by ordinance, the chairman of the planning
board shall appoint all members of the commission and shall designate at the time of appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2". The terms of the members first appointed under this act shall be so determined that to the greatest practicable extent, the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment; provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years; and the term of an alternate member shall be two years. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only.
Notwithstanding any other
provision herein, the term of any member common to the historic preservation commission and the planning board shall be for the term of membership on the planning board; and the term of any member common to the historic preservation commission and the board of adjustment shall be for the term of membership on the board of adjustment. The historic preservation commission shall elect a chairman and vice-chairman from its members and select a secretary who may or may not be a member of the historic preservation commission or a municipal employee.

Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of a regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.

D. No member of any historic preservation commission shall be permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest.

E. A member of a historic preservation commission may, after public hearing if he requests it, be removed by the governing body for cause.



C. 40:55D-108
Expenses and Costs

A. The governing body shall make provision in its budget and appropriate funds for the expenses of the historic preservation commission.

B. The historic preservation commission may employ, contract for, and fix the compensation of experts and other staff and services as it shall deem necessary. The commission shall obtain its legal counsel from the municipal attorney at the rate of compensation determined by the governing body, unless the governing body, by appropriation, provides for separate legal counsel for the commission. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the governing body for the commission's use.

C. 40:55D-109
Responsibilities

The historic preservation commission shall have the responsibility to:

A. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;

B. Make recommendations to the planning board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;

C. Advise the planning board on the inclusion of historic sites in the recommended capital improvement program;

D. Advise the planning board and board of adjustment on applications for development pursuant to section 24 of P.L. 1985, c. 516 (C.40:55D-110)

E. Provide written reports pursuant to section 25 of P. L. 1985,

C. 516 (C.40:55D-111) on the application of the zoning ordinance provisions concerning historic preservation; and

F. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.

C. 40:55D-110
Referrals by Planning Board and Board of Adjustment

The planning board and board of adjustment shall make available to the historic preservation commission an informational copy of every application submitted to either board for development in historic zoning districts or on historic sites designated on the zoning or official map or in any component element of the master plan. Failure to make the informational copy available shall not invalidate any hearing or proceeding. The historic preservation commission may provide its advice which shall be conveyed through its delegation of one of its members or staff to testify orally at the hearing on the application and to explain any written report which may have been submitted.

C. 40:55D-111
Designation and Regulation of Historic Sites or Districts by Ordinance; Reference of Applications for Issuance of Permits to Commission; Report for Grant, Conditional Grant or Denial

If the zoning ordinance designates and regulates historic sites or districts pursuant to subsection i of section 52 of the act (C.40:55D-65), the governing body shall by ordinance provide for reference of applications for issuance of permits pertaining to historic sites or property in historic districts to the historic preservation commission for a written report on the application of the zoning ordinance provisions concerning historic preservation to any of those aspects of the change proposed, which aspects were not determined by approval of an application for development by a municipal agency pursuant to the act (C.40:55D-et seq.). The historic preservation commission shall submit its report either to the administrative officer or the planning board, as specified by ordinance. If the ordinance specifies the submission of the historic preservation commission's report to the planning board, the planning board shall report to the administrative officer.

In the case of a referral by the administrative officer of a minor application for the issuance of a permit pertaining to historic sites or property in historic districts, as defined in the zoning ordinance, the chairman of the historic preservation commission may act in the place of the full commission for purposes of this section; and, if the ordinance specifies the submission to the planning board of a commission report on a minor application, the ordinance may authorize the chairman or a subcommittee of the planning board to act in place of the full board.

The historic preservation commission or the planning board, as the case may be, shall report to the administrative officer within 45 days of his referral of the application to the historic preservation commission. If within the 45-day period the historic preservation commission or the planning board, as the case may be, recommends to the administrative officer against the issuance of a permit or recommends conditions to the permit to be issued, the administrative officer shall deny issuance of the permit or include the conditions in the permit, as the case may be. Failure to report within the 45-day period shall be deemed to constitute a report in favor of issuance of the permit and without the recommendation of conditions to the permit.

C. 40:55D-112
"Landmark" as a Substitute for "Historic"; "Historic Preservation" and "Historic Site"

The word "landmark" may substitute, in any ordinance, resolution, determination or official action pursuant to the act (C.40:55D-1 et seq.) and P.L. 1985, c. 516, (C.40:55D-107 et seq.) for "historic", "historic preservation" and "historic site".

L. 1985, c. 516. § 26, et'f. Mar. 22, 1986.

Addendum
C. 52:27D-310
Mandatory Contents of Housing Elements

A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

A. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income household and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

B. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

C. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

D. An analysis of the existing and probable future employment characteristics of the municipality;

E. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

F. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.



Certified Local Government Program

The Certified Local Government (CLG) program offers municipalities the opportunity to participate more directly in state and federal historic preservation programs. New Jersey's current CLG participants include Beach Haven Borough, Berlin Borough, Burlington City, Camden City, Cape May City, Closter Borough, Collingswood Borough, Evesham Township, Ewing Township, Fanwood Borough, Freehold Township, Glen Ridge Borough, Gloucester City, Haddonfield Borough, Haddon Heights Borough, Harrison Township, Hopewell Borough, Lawrence Township, Mahwah Township, Maplewood Township, Middletown Township, Montclair Township, Montville Township, Mount Holly Township, Newton Town, North Plainfield Borough, Ocean City, Paterson City, Plainfield City, Pompton Lakes Borough, Princeton Borough, Princeton Township, River Edge Borough, Somers Point City, South Brunswick Township, Swedesboro Borough, Teaneck Township, Tewksbury Township, Verona Township, Washington Township, West Milford Township and West Orange Township.

One of the benefits of Certified Local Government designation is access to Historic Preservation Fund matching and no-match grants reserved exclusively for historic resources survey, preservation planning and pre-development projects undertaken by Certified Local Governments. New Jersey annually awards $60,000 - $80,000 in Historic Preservation Fund grants to our CLGs.

Historic Preservation Fund matching grants may be used to sponsor a wide variety of historic preservation projects: historic resource surveys; site specific, historic district or municipal historic preservation plans; technical assistance to municipal historic preservation commissions; historic landscape, rural farmland or thematic historic property studies; architectural design guidebooks; historic preservation public education; National Register of Historic Places nominations; and other innovative historic preservation activities proposed by CLGs.

Pre-development grant funds are available for properties listed on the National Register of Historic Places. Eligible projects include the preparation of: historic structures reports; adaptive re-use plans, specifications and construction documents; and archaeological resource protection or stabilization plans. Pre-development projects must be in conformance with the "Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings."

Participation in the Certified Local Government program requires that a municipality have a historic preservation ordinance and a historic preservation commission conforming to the specifications of both the New Jersey enabling legislation, the Municipal Land Use Law (MLUL), and the National Park Service approved New Jersey Certified Local Government Guidelines. Governments requesting certification are required to submit an application and demonstrate that they meet the basic CLG program guidelines.

The CLG guidelines require due process and maximum public participation in the administration of the local historic preservation ordinance. All historic preservation commission decisions to designate individual historic sites and districts must be based upon criteria written into the local ordinance and must afford the public an opportunity to comment on the proposed designation at an open public meeting. The Certified Local Government guidelines require all commission meetings to be publicly announced and open to the public, have an advertised agenda, and be held in accordance with the New Jersey "Open Public Meetings Act." Additionally, commission decisions must be made in a public forum and applicants must be notified of meetings and advised of the decisions of the commission. These public participation provisions are designed to ensure that the designation of historic sites and districts results from a genuine interest in and commitment to local historic preservation by the residents of individual neighborhoods and the community at large. There must also be a clear appeals process to provide applicants and others the opportunity to appeal decisions made by the local historic preservation commission.

The Historic Preservation Office encourages efforts to promote local historic preservation. If you have any questions regarding the Certified Local Government program or would like a copy of the CLG Guidelines and application, please contact the Historic Preservation Office, CLG Program Coordinator.



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Rev. 7/07

Appendix D
2016 Field Survey Forms

EXECUTIVE SUMMARY

Recommended for Formal Survey

The following areas are recommended for formal architectural survey because they possess a moderate to high level of integrity, a high level of design cohesion, a distinct architectural identity, and/or clearly convey a historic context.

1. Wheeler Street Area
2. Hitchcock Place Area
3. Estate Area
4. Christopher Street Area
5. Tremont Place Area
6. Upper Montclair Commuter Area
7. Oakcroft Avenue Area
8. Township Parks
    a. Nishuane Park
    b. Essex Park
    c. Edgemont Park
    d. Yantacaw Park
    e. Sunset Park
    f. Tuers Park

Recommended for Formal Survey Pending Further Study

Properties within the Edgemont Park and Wildwood Avenue Areas lack a clear visual sense of architectural cohesion and require further study of historic contexts and patterns of development in order to make a determination as to their eligibility as historic districts.

Properties within the Walnut Street Area appear to have been significantly altered with non-historic materials. An intensive architectural survey is required to assess the level of integrity of the building fabric within this area.

Not Recommended for Formal Survey

The majority of properties within the following areas have been substantially altered, resulting in a loss of historic and architectural integrity. Under both the Township's Historic Preservation Ordinance and National Register of Historic Places Criteria for Evaluation, the majority of properties within a geographic area must retain their integrity of location, design, setting, materials, workmanship, and feeling and association in order to be listed/designated as a historic district. Properties in these areas have been significantly altered with non-historic materials and additions and have therefore lost features that once characterized their original architectural styles. The high level of alterations and/or number of intrusive properties has resulted in the loss of any unique architectural identity in these areas.

1. Hollywood Avenue Area
2. Frog Hollow Area
3. Victoria Terrace Area
4. Fairway Area
5. Applegate Farm Area



RECOMMENDED FOR FORMAL SURVEY

NOTABLE AREA WITHIN BOUNDARY

RECOMMENDED FOR FORMAL SURVEY
PENDING FURTHER STUDY

NOT RECOMMENDED FOR FORMAL SURVEY

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Applegate Farm Area

Date(s) Surveyed: July 13, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Properties on Fairview Place north of Westview Road

Predominant Period(s) of Construction:

1964-66

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Applegate Area is surrounded by a residential neighborhood built primarily in the 1920s. The proposed historic district is differentiated from its immediately surrounding context only by its date of construction, and not in terms of building scale, type, and materials.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family residential

Typical scale: 2 stories

Typical architectural styles: Modified ranch (originally split-level)

Typical materials: Wood, brick, vinyl

Typical architectural features: Many houses in the Area are highly altered from their original configuration, especially in terms of massing and exterior materials.

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [ ] Moderate [X] Low

Common alterations within the proposed district include re-cladding, large additions, and replacement windows and roofs.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Applegate Area are mostly built on an inclined landscape on small lots with front yards and short driveways. Many houses have an attached garage.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential

Notable Buildings/Features:

None

Historic Context/Theme:

Julian Tinkham's property (formerly part of Sigler Farm) in 1906 extended from Park Street to Grove Street through the proposed district (now demarcated by Fairview Place). Tinkham opened the Applegate Farm Dairy in 1913. The name Applegate comes from the fact that the property once had a large number of apple trees as well as a large gate at the main driveway. (See Preservation Montclair Survey Form #55) In 1960, the Montclair Township Planning Board approved an application for 28 homes on a 10-acre lot fronting on Grove Street where the Applegate proposed district now stands. The resulting 1964 development was part of a Township-wide trend of increasingly rapid post-war development.

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

Also see "Colonial" inspired plan & pattern books from the 1950s/60s.

Recommended for Formal Survey: [ ] Yes [X] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Low Integrity

[X] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Christopher Street Area

Date(s) Surveyed: July 8, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Marlboro Park Historic District boundary to the north; Label and Oxford Streets to the south; Grove Street to the east; Essex Avenue to the west.

Predominant Period(s) of Construction:

1900-1929

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Christopher Area is mainly surrounded by single-family residential development dating from the 1920s. Other notable buildings and sites that make up the Christopher Street Area's surrounding context include Essex Park to the west, Walnut Street Station to the south, and the Marlboro Park Historic District to the north.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family residential

Typical scale: 2-3 stories

Typical architectural styles: Variety of Queen Anne, Victorian, and 20th century Revival styles

Typical materials: Wood, brick, stucco, and synthetic siding

Typical architectural features: Variety of features including, porches, awnings, ocular windows, stained glass, columns, and notable architectural ornament (such as scrollwork/gingerbread)

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

Common alterations within the proposed district include synthetic siding, replacement windows, enclosed porches, replacement roofs, and removal of original architectural materials and features.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

Many of the houses in the Christopher Area have relatively large front yards and are set back from the street. In addition, some properties are raised above street-level. Overall the streets in the proposed district have a high density of trees, the sidewalks consist of both concrete and bluestone, and there are several stretches of stone curbs.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential; religious.

Notable Buildings/Features:

210 Christopher Street; 171 Christopher Street; and St. John Episcopal Church at 55 Montclair Avenue.

Notable Areas within Surveyed Boundaries:

There is a cohesive area of mid- to late-19th century residences within the following boundaries: North side of Columbus Avenue to the north (excluding 91 Christopher, 47 Columbus, 198 Grove); north side of Oxford Street/Label Street to the south; east side of Grove Street between Chestnut and Columbus and east side of Christopher Street between Chestnut and Oxford to the east; Essex Avenue between Label Street and Columbus Avenue to the west.

Historic Context/Theme:

Christopher Street was laid out for development by Christopher Hinck between 1885-1901. The south end of the street between Walnut Street and Chestnut Street was the first area of development, and more properties were built on the rest of Christopher Street after the turn of the 20th century. (See Preservation Montclair Survey Form #497)

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[X] Distinct Architectural Identity

[X] Conveys Historic Context

[X] Moderate Integrity

[ ] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Edgemont Park Area

Date(s) Surveyed: July 8, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Properties immediately bordering Edgemont Memorial Park, including the northside of Parkway to the north; eastside of Valley Road to the east; northside of Berkeley Road to the south; and the westside of Edgemont Road to the west.

Predominant Period(s) of Construction:

1910-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Edgemont Area is surrounded by 2-3 story single-family houses on all sides, in addition to the Edgemont School to the west. Other than their somewhat consistent scale and massing, the houses do not seem to possess any distinct, unifying characteristics.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family houses

Typical scale: 2-3 stories

Typical architectural styles: Variety of early-20th century Revival styles

Typical materials: Brick, wood, stucco, stone, vinyl siding

Typical architectural features: Varied; overall lack of unifying architectural features

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

The building fabric exhibits a moderate level of integrity. Common alterations include replacement windows and re-cladding with vinyl, stucco, or other non-historic material.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

Medium-sized lots result in a lower density of structures immediately surrounding Edgemont Memorial Park. The design of the Park and related open spaces and plantings is associated with the Olmsted Brothers landscape architecture firm, although further research is needed to determine the presence of any designed relationship between individual or groups of surrounding houses and the Park itself.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential; recreational park.

Notable Buildings/Features:

WWI Memorial (1924-5), Raymond Hood/Charles Keck

Historic Context/Theme:

The present site of Edgemont Memorial Park was formerly a cow pasture (part of Harrison Farm), and later a golf course (1895-99). Currently the site contains a public park and is the site of Montclair's World War I Memorial. The Preservation Montclair Survey noted a variety of revival homes around the park (see Survey Form #428). The Harrison Family, who owned the land within the proposed district until as recently as 1967, was closely involved with the broader development of the Township; the Harrison Corporation was formed in 1897 to develop the Erwin Park area.

Recommended for Formal Survey: [ ] Yes [ ] No [X] Pending Further Study

Further study into the historic context and development pattern of the area is required.

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Moderate Integrity

[ ] Low Integrity

[X] Lack of Cohesion

[ ] High Level of Intrusions

[X] Lack of Architectural Identity

[X] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Estate Area

Date(s) Surveyed: July 7, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Van Brunt Field and First Residential Historic District boundary to the north; Montclair Township boundary to the south; east side of Eagle Rock Way and Stonebridge Road to the east; Montclair Township boundary to the west.

Predominant Period(s) of Construction:

Late-19th century to mid-20th century

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Estate Area is located on a hill. The surrounding area is located on lower ground and is comprised of residential homes on small to medium-sized lots, Nishuane Park, and the First Residential Historic District. The Estate Area is clearly differentiated from the surrounding area by its lower density of development, large residential houses, and its location on an inclined landscape.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical Type: Large, single-family, residential homes on large lots, set far back from the street

Typical Scale: 1-3 stories

Typical Architectural Styles: Large variety, including: Craftsman; Colonial Revival; Cottage; Gothic Revival; Georgian Revival; Queen Anne; Italian Villa; Classical Revival

Typical Materials: Wood; stucco; brick

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[X] High [ ] Moderate [ ] Low

In the late 19th century, when area was first being developed by the upper class, the Estate Area was comprised of large, single-family residences on large tracts of land. These large estates were later subdivided and sold off for further development throughout the 20th century. These 1950s and 1960s residences are much smaller buildings and were constructed on much smaller lots; therefore, these later properties are intrusions within the Estate Area because they are outside of the architectural character of the estate homes that constitute the area's significance.

The building fabric of individual residential properties exhibits a high level of integrity. The properties are well maintained and the majority of alterations appear to be sensitive to the historic building fabric. Common alterations include replacement windows, doors, and roofs.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

These large residences are set far back on large lots with lawns and long driveways to the street. These lots are landscaped with various plantings and trees. Many lots have wood/brick/metal fences around the perimeter of their properties. There are slate or concrete sidewalks on many of the streets, and there are some streets without sidewalks. The curb is comprised of stone.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family, residential.

Notable Buildings/Features:

Within the Estate Area, there is a notable cluster of Tudor-style residences primarily located on Undercliff Road and Eagle Rock Way. There are also a notable number of Colonial Revival-style residences throughout the area.

Historic Context/Theme:

Beginning in the 20th century, wealthy residents were building mansions in the south end of town. These residences were constructed on large properties, portions of which have been subsequently subdivided and sold off for more recent residential developments.

The majority of properties appear to have been individually developed by a single owner/developer, resulting in the wide variety of architectural styles, features, and building materials. Though there is a range in style, features, and materials, the majority of the properties within the Estate Area are of the same type–large, single-family residences for the upper class.

These large, single-family residences convey a unique architectural identity, distinct from surrounding areas, and establish its historic context as a neighborhood for the upper class.

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

Rationale for Recommendation:

[X] High Integrity	[ ] Low Integrity
[X] High Cohesion	[ ] Lack of Cohesion
[X] Distinct Architectural Identity	[ ] High Level of Intrusions
[X] Conveys Historic Context	[ ] Lack of Architectural Identity
[X] Low Level of Intrusions	[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Fairway Area

Date(s) Surveyed: July 13, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Riverview Drive to the north; Yantacaw Brook Drive to the south; Montclair Township boundary to the east; Marquette Road to the west.

Predominant Period(s) of Construction

1950-59

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Fairway Area is surrounded by earlier residential development in clusters of varying density, and also by Yantacaw Park. Tuers Park is located in the center of the area surveyed.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

The Fairway Area comprises single-family houses with varying dates of construction, lot sizes, scale, and architectural styles. The typical building fabric within the proposed district does not exhibit many shared architectural characteristics.

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [ ] Moderate [X] Low

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The physical relationship between structures and the surrounding environment within the Fairway Area is highly varied.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential.

Notable Buildings/Features:

60 Heller Way (vernacular farm house built 1850 – see Preservation Montclair Survey Form #60)

Historic Context/Theme:

The Fairway Area was originally the location of the Upper Montclair Golf Club; the area was redeveloped in the 1950s and Heller Way was cut through. Morris Heller was an active builder/developer in the area.

Recommended for Formal Survey: [ ] Yes [X] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Low Integrity

[X] Lack of Cohesion

[X] High Level of Intrusions

[X] Lack of Architectural Identity

[X] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Frog Hollow Area

Date(s) Surveyed: July 8, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

James Street to the north; Walnut Street to the south; Central Avenue to the east; and Valley Road to the west.

Predominant Period(s) of Construction:

1850-1919

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Frog Hollow Area is surrounded by small-scale residential development that is similar in character to the proposed district. A relatively small-scale commercial stretch along Valley Road is also adjacent to the proposed district.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family houses

Typical scale: 2-3 stories

Typical architectural styles: Vernacular Dutch Colonial Revival style appears to have historically been the predominant style in Frog Hollow; however, substantial alterations to a majority of the houses have had an adverse impact on the architectural character of the proposed district.

Typical materials: Vinyl siding, wood

Typical architectural features: Original architectural features have been substantially altered or removed completely. Synthetic siding and replacement windows are common in the proposed district, and at least 2 or 3 new houses have recently been built within the proposed district.

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [ ] Moderate [X] Low

Due to the high degree of alterations noted above, very little historic building fabric is present within the proposed district.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the area are placed on small lots and are slightly set back from the street. Inconsistent façade lines are likely the result of the Area's relatively longer and more varied period of development.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single/multi-family residential.

Notable Buildings/Features:

Converted barn at 67 James Street
202, 222, 224 Walnut Street

Historic Context/Theme:

The Frog Hollow Area consists mostly of small, late-19th century vernacular homes, typically three bays with a front porch. Frog Hollow was home to a variety of immigrant populations after these communities expanded from former mill workers' housing in the South End. Several houses in the Frog Hollow Area were reportedly restored with community development funds. (See Preservation Montclair Survey form #317)

Recommended for Formal Survey: [ ] Yes [X] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Low Integrity

[X] Lack of Cohesion

[ ] High Level of Intrusions

[X] Lack of Architectural Identity

[X] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Hitchcock Place Area

Date(s) Surveyed: July 7, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Properties on the north and south sides of Hitchcock Place and 368, 372, and 378 Orange Place.

Predominant Period(s) of Construction:

1958

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Hitchcock Area is surrounded by similar small-scale residential buildings. Although the Hitchcock Area is not distinct from the surrounding area in terms of scale, materials, or density of structures, the repeated architectural form within the proposed district contributes to its unique architectural identity.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family houses

Typical scale: 2 stories

Typical architectural styles: Colonial Revival

Typical materials: Wood, vinyl siding

Typical architectural features: Many original windows remain; second story overhangs are prominent

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Hitchcock Area were built on a hill along a cul-de-sac and situated within small lots with front lawns and short driveways. Many of the houses have an attached garage.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential.

Notable Buildings/Features:

16 Hitchcock Place is notable for its high degree of architectural integrity.

Historic Context/Theme:

Hitchcock Place is a 1958 residential development of small scale, standalone houses. The whole street was developed at the same time, and the houses of the original development are mostly, if not all extant. Preservation Montclair did not survey any properties within the surveyed area.

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity	[ ] Low Integrity
[X] High Cohesion	[ ] Lack of Cohesion
[X] Distinct Architectural Identity	[ ] High Level of Intrusions
[X] Conveys Historic Context	[ ] Lack of Architectural Identity
[X] Moderate Integrity	[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Hollywood Avenue Area

Date(s) Surveyed: July 7, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

North side of Linden Avenue to the north; south side of Willowmere Avenue to the south; Orange Road to the west; and Willowdale Avenue to the east.

Predominant Period(s) of Construction:

1920-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The surrounding area exhibits a small-scale residential character similar to that of the proposed district.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family houses

Typical scale: 2-stories, often with an upper half-story

Typical architectural styles: Dutch Colonial Revival

Typical materials: Wood, brick, vinyl siding, replacement windows

Typical architectural features: Small front porch/landing

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [ ] Moderate [X] Low

The Hollywood Avenue Area exhibits low integrity due to a high degree of alteration. While the historic massing is maintained in some areas, overall the architectural fabric of the proposed district is altered to an extent that prohibits its conveyance of the buildings' historic context.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

Small lots place the houses in close proximity to each other, and small front lawns set the houses back slightly from the street. Streets in the proposed district are lined with trees, and feature sidewalks of both bluestone and concrete.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential.

Notable Buildings/Features:

No individually notable buildings.

Historic Context/Theme:

Adjacent to/contiguous with farmland owned by Uzal Crane in 1878.

Recommended for Formal Survey: [ ] Yes [X] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Low Integrity

[X] Lack of Cohesion

[ ] High Level of Intrusions

[X] Lack of Architectural Identity

[X] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Oakcroft Avenue Area

Date(s) Surveyed: July 14, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Parkside to the north; Brookfield Road to the south; Oakcroft Avenue to the east; North Mountain Avenue to the west

Predominant Period(s) of Construction:

1904 - 1946

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Oakcroft Avenue Area is surrounded by a variety of residential development, and is bordered by the railroad to the east and Anderson Park to the north.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family residential

Typical scale: 2-3 stories

Typical architectural styles: Wide variety – Tudor Revival, Queen Anne, Craftsman, Colonial Revival

Typical materials: Wood, brick, stucco, concrete

Typical architectural features: Varied

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Oakcroft Area were built in concentrations of low structural density on relatively large lots with front yards. The streets in the Area are mostly tree-lined, with concrete sidewalks. Olmsted-designed Anderson Park is located to the north of the proposed district.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential.

Notable Buildings/Features:

Preservation Montclair surveyed the proposed district extensively. Individually notable buildings include Buzz Aldrin childhood home, Lambie concrete house, etc. (see Preservation Montclair Survey Forms #145, 146, 172, 219, 258, 260, 261, 263, 265, 266, 267, 268, 272)

Also notable: Anderson Park (National Register listed)

Historic Context/Theme:

See "Building Oakcroft, a Residential Park," excerpted from *The Olmsted Legacy: Anderson Park in Montclair, NJ* by Lisanne Renner/Friends of Anderson Park.

Recommended for Formal Survey: [X] Yes [ ] No

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[X] Distinct Architectural Identity

[X] Conveys Historic Context

[X] Moderate Integrity

[ ] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Tremont Place Area

Date(s) Surveyed: July 8, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Euclid Place to the north; south side of Oxford Street to the south; Montclair Township boundary to the east; Grove Street to the west.

Predominant Period(s) of Construction:

1920-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Tremont Area is surrounded by small-scale residential developments with a wider variety of construction dates, resulting in a markedly different architectural character than the area surveyed.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family houses

Typical scale: 2 stories, often with an upper half-story

Typical architectural styles: Dutch Colonial Revival

Typical materials: Primarily wood on the second floor and brick on the first floor

Typical architectural features: Distinctive entry porticos/awnings; brick stoops; 6-over-1 windows common; gambrel or gable roofs

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

Overall the Tremont Area exhibits moderate integrity, due to the alteration of architectural features and the re-cladding of exteriors in non-historic materials. Common alterations to

properties within the Tremont Area include synthetic siding, replacement windows, enclosed porches and/or awnings, and a few substantial additions.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Tremont Area are characterized as a group by their uniform façade lines and slight setbacks with small front yards. Smaller lots contribute to a moderate density of structures. Glenridge Avenue features a median strip of planting beds with flowers.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential

Notable Buildings/Features:

No individually notable buildings

Notable Areas within Surveyed Boundaries:

Given the presence of substantial intrusions within the surveyed area, the boundaries of the Tremont Area could be modified in the following way to include only those concentrated areas of properties that visually illustrate their association with the later period of Hinck development in the area: south side of Cambridge Street to the north side of Ardsley Place between Grove Street to the west and the Township boundary to the east; plus both sides of Glenridge Parkway between Grove Street and the Township boundary (non-contiguous).

Historic Context/Theme:

The Tremont Area appears to have been developed in a relatively uniform fashion during the 1920s. The area to the north of the proposed district was originally part of an early farm (known as "The Farm") that extended east from Grove Street. Christopher Hinck purchased the land from J. Sadler in 1885 and also developed much of the area between Watchung Avenue and Chestnut Street to the northeast of the proposed district.

Hinck's children Louise and Otto Hinck later developed the central and southern regions of the proposed district around Oxford Street, Cambridge Road, Tremont Place, Tuxedo Road, and Ardsley Road, all east of Grove Street. Euclid Place to the north was named after Euclid Avenue in Cleveland, which was considered an exemplary street at the time. (See Preservation Montclair Survey form #469)

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[X] High Cohesion

[X] Distinct Architectural Identity

[X] Conveys Historic Context

[X] Moderate Integrity

[ ] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Upper Montclair Commuter Community Area

Date(s) Surveyed: July 14, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Mount Hebron Road to the north; Lorraine Avenue to the south; Park Street to the east; railroad tracks/Valley Road to the west.

Predominant Period(s) of Construction:

1900-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Upper Montclair Commuter Community Area is surrounded by dense residential developments, and is adjacent to the railroad line and the Upper Montclair commercial corridor.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family residential

Typical scale: 2-3 stories

Typical architectural styles: Wide variety – Queen Anne, Craftsman, Colonial Revival

Typical materials: Wood, brick, stucco, and synthetic siding

Typical architectural features: Wide variety of features. The Area demonstrates several overlapping phases of housing development (late-19th century, 1900-10, 1920-29, and 1950-59).

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[X] High [ ] Moderate [ ] Low

Overall the proposed district exhibits a high level of architectural integrity. The few alterations include vinyl siding, replacement windows, doors, and roofs, and some modest additions.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The area surveyed has a moderate density of structures, which were built on medium-sized lots and set back from the street with front yards. The streets are generally tree-lined, with concrete and bluestone sidewalks and stone curbs. Some developments are set on an inclined landscape, and a minor stream runs through the area. Sunset Park, with its surrounding houses, is located within the proposed district.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential; commercial; religious

Notable Buildings/Features:

Small commercial strip on Valley Road to the west; Upper Montclair Presbyterian Church at 53 Norwood Avenue (built 1907 – see Preservation Montclair Survey Form #193)

Historic Context/Theme:

The Upper Montclair Commuter Community Area exhibits at least two phases of residential development adjacent to the railway. The area contains a high concentration of homes built for and owned by residents who commuted to New York City for work. The houses within the proposed district are mostly built on subdivided lots to accommodate Montclair's rapidly growing population beginning in the 1920s.

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

Rationale for Recommendation:

[X] High Integrity

[ ] High Cohesion

[X] Distinct Architectural Identity

[X] Conveys Historic Context

[ ] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Victoria Terrace Area

Date(s) Surveyed: July 13, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Properties on Victoria Terrace.

Predominant Period(s) of Construction:

1956

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Victoria Area is surrounded primarily by earlier 20th century small-scale residential development with varied dates of construction.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Single-family residential, split level, rectangular plan

Typical scale: 2 stories

Typical materials: Wood, brick, vinyl siding

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [ ] Moderate [X] Low

Houses within the proposed historic district have been considerably altered with vinyl siding, replacement windows, some additions, and prominent street-facing solar panels in some instances.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Victoria Area were built on small lots in a relatively dense concentration along a cul-de-sac, and set back slightly from the street, with short driveways and in some cases attached garages. In general the houses were built on an inclined landscape.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential

Notable Buildings/Features:

None of the houses are individually notable for their historic significance.

Historic Context/Theme:

Victoria Terrace is a late 1950s residential development located along a cul-de-sac. While not all of the homes currently extant are obviously part of the same planned development, the buildings date from relatively the same time. The houses are characterized for the most part by their small size, hipped roofs, and relatively large attached two-car garages sometimes faced with a different material than the main house.

Recommended for Formal Survey: [ ] Yes [X] No [ ] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Walnut Street Area

Date(s) Surveyed: July 13, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Label Street to the north; Glenridge Avenue to the south; Elm Street to the east; Park Street to the west.

Predominant Period(s) of Construction:

Late-19th to early-20th century

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Walnut Area is surrounded by a variety of houses and structures associated with the nearby railroad, both historic and contemporary, as well as several commercial buildings.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Wide range– single- and multi-family houses, commercial structures, apartment buildings, railroad infrastructure

Typical scale: 1-6 stories

Typical architectural styles: Wide range– Queen Anne, Craftsman, various Revival Styles

Typical materials: Brick, wood, vinyl, stucco, concrete, terra cotta

Typical architectural features: Varied

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate to Low [ ] Low

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The Walnut Area has a high density of structures with minimal open space. The space between structures is characterized by concrete sidewalks and small new-growth trees.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Commercial, single/multi-family residential, religious, industrial

Notable Buildings/Features:

See Preservation Montclair Survey Forms for the area.

Historic Context/Theme:

The Walnut Street Area is known for its association with the development of the railroad and the construction of nearby commuter housing. In the 20th century, the Walnut Street Area became an important Township commercial center.

Recommended for Formal Survey: [ ] Yes [ ] No [X] Pending Further Study

While the Walnut Street Area is unique in terms of its density and development patterns, the present architectural integrity of the building fabric could inhibit interpretation of its historic context and thus lower its eligibility for designation. Further intensive survey work is needed to more precisely determine the Walnut Street Area's architectural integrity.

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[X] Distinct Architectural Identity

[X] Conveys Historic Context

[X] Moderate to Low Integrity

[ ] Low Integrity

[ ] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Wheeler Street Area

Date(s) Surveyed: July 7, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed:

Woodland Avenue to the north; Lincoln Street (north side only) to the south; Willowdale Avenue to the east; Maple Avenue to the west (east side only)

Predominant Period(s) of Construction:

1900-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The Wheeler Area is surrounded by small-scale residential development, with a small commercial stretch to the north of the area surveyed.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

Typical type: Multi-family houses

Typical scale: 2-3 stories

Typical architectural styles: A wide variety of styles are present, given the range of materials and varying degrees of ornamentation. The area surveyed also contains notable examples of Queen Anne and Shingle style houses (See Preservation Montclair Survey forms 1026 and 969, respectively)

Typical materials: Brick, wood, stucco, vinyl siding, aluminum windows

Typical architectural features: Many houses have a small front porch

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

The presence of substantial alterations, including subdivisions, additions to historic houses, and many altered front porches, gives the Wheeler Street Area a moderate level of architectural integrity.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The Wheeler Street Area is characterized by relatively consistent façade lines, and especially by its high density of structures, which are set very close to each other on small lots. In general, the Wheeler Street Area has wider streets than the immediately surrounding neighborhoods. Many houses have been subdivided.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Residential (single and multi-family)

Notable Buildings/Features:

125-127 Lincoln Street

Historic Context/Theme:

The Wheeler Area is known for historically having a more urban character and higher density of structures than adjacent neighborhoods (see Preservation Montclair Survey Forms 961, 1028, 1029). The proposed district has historically consisted mostly of multi-family dwellings. Wheeler Street was cut through prior to 1906, and smaller lots were subsequently delineated and rapidly built upon (see Preservation Montclair Survey Forms 1028 &1029.

Recommended for Formal Survey: [X] Yes [ ] No [ ] Pending Further Study

While the Wheeler Area is unique in terms of its density and development patterns, the present architectural integrity of the building could inhibit interpretation of its historic context and thus lower its eligibility for designation. Further intensive survey work is needed to more precisely determine the Wheeler Street Area's architectural integrity.

Rationale for Recommendation:

[ ] High Integrity	[ ] Low Integrity
[X] High Cohesion	[ ] Lack of Cohesion
[X] Distinct Architectural Identity	[ ] High Level of Intrusions
[X] Conveys Historic Context	[ ] Lack of Architectural Identity
[X] Moderate Integrity	[ ] Absence of Historic Context

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HISTORIC PRESERVATION ELEMENT: 2016 FIELD SURVEY

Survey Area Name: Wildwood Avenue Area

Date(s) Surveyed: July 13, 2016

Surveyor(s): Building Conservation Associates, Inc.

Boundaries of Area Surveyed: Cooper Avenue to the north; Gordonhurst Avenue to the south; Grove Street to the east; Park Street to the west.

Predominant Period(s) of Construction:

1910-29

Brief Description of Surrounding Context/Setting [*Such as structures, buildings, sites, objects, prominent geographical features, density of development, etc.]*:

The surrounding context is varied, without significant concentrations of structures exhibiting shared architectural characteristics.

Description of Typical Building Fabric [*Such as general architectural features and characteristics, types, styles, scale, materials, etc.*]:

The proposed district is without cohesion, and lacks significant concentrations of structures exhibiting shared architectural characteristics.

Description of Overall Integrity of Building Fabric and Area [*Such as general material conditions, alterations, extent of intrusive buildings/elements, etc.*]:

[ ] High [X] Moderate [ ] Low

Alterations within the proposed district include exterior re-cladding, unsympathetic additions, replacement windows, as well as some new buildings and other intrusions.

Description of Physical Relationships of Buildings and Environment [*Such as façade lines, street plans, parks, squares, open spaces, structural density, plantings, and important natural features, etc.*]:

The houses in the Wildwood Area are set back from the streets, which are generally lined with trees. Overall the proposed district does not demonstrate a consistent relationship between the structures and surrounding environment.

Description of Contemporary Building Uses [*Residential/Commercial/Mixed-Use.*]:

Single-family residential.

Notable Buildings/Features:

None

Historic Context/Theme:

The Wildwood Area does not seem to visually demonstrate a unifying historic context.

Recommended for Formal Survey: [ ] Yes [ ] No [X] Pending Further Study

Rationale for Recommendation:

[ ] High Integrity

[ ] High Cohesion

[ ] Distinct Architectural Identity

[ ] Conveys Historic Context

[X] Moderate Integrity

[ ] Low Integrity

[X] Lack of Cohesion

[ ] High Level of Intrusions

[ ] Lack of Architectural Identity

[X] Absence of Historic Context

Appendix E
Public Comment on the 2016 HP Element

APPENDIX E: PUBLIC COMMENT ON THE 2016 HP ELEMENT

At the HPC Public Meeting on July 28, 2016, the public provided comment on the draft HP Element and made suggestions for strengthening historic preservation in Montclair. (See Section 8.1 Public Engagement for the 2016 HP Element) Feedback from the public meeting included:

- Residents of Montclair Heights feel that the historic character of their neighborhoods is under threat from development initiated by Montclair State University to the north and by New Jersey Transit, especially those properties currently listed in the State and/or National Registers and local landmarks like the Van Reyper/Bond House.

- Montclair Heights should be included within the borders of the Upper Montclair Commuter survey area and receive further consideration as a potential locally designated historic district.

- While architectural significance is emphasized in both the 1982 "Preservation Montclair" survey and the 2016 Field Survey for the new HP Element, areas that exhibit primarily historic significance should also be considered for designation based on contributions to local history (e.g. Frog Hollow, South End).

- The 4th Ward is an area with modest architectural character and therefore, has been overlooked in the Township's survey and designation efforts.

- The HPC should consider the entire Township for potential designation as a historic district, given the wide dispersal of Montclair's existing historic resources.

- The HPC should advocate for a 75-year or older demolition prohibition ordinance without review.

- The HPC should advocate for Township features such as bird sanctuaries, cobblestone streets, bluestone sidewalks, brooks, and natural features, like the ridgeline along the western boundary of the Township.

- The HPC and other interested stakeholders should consider developing public engagement initiatives such as a collaborative Citizens' History Initiative to collect historic photographs and residents' oral histories, and make these resources available to the public.

- The HPC should engage with neighborhoods to solicit feedback on preserving neighborhood character and foster public appreciation for locate history.

- The 2016 HP Element should explore strategies for combining affordable housing and historic preservation.

- The sensitive use of setbacks in commercial zones is a topic of concern, especially given current redevelopment initiatives in the Town Center.

- The Seymour Street guidelines currently under review are intended to have a "second life," and could be applied beyond the specific Redevelopment Plan for which these guidelines have been developed.

- The HPC should acknowledge and learn from historic areas such as the Walnut Street commercial corridor, which have an eclectic mix of resources that have not been designated, but still maintain their historic character.

- Township staff should add key contributing resources in historic districts to the online Inventory Viewer.

Stakeholders feel that a major priority of the recently adopted Unified Land Use + Circulation Element of the Township Master Plan is to protect Montclair's residential character by focusing growth and development in commercial areas.

Appendix F
Links to Resources Referenced in Section 9, Recommendations

APPENDIX F: LINKS TO WEB OR ONLINE RESOURCES REFERENCED IN SECTION 9, RECOMMENDATIONS

National Park Service's Tax Incentives for Preserving Historic Properties: https://www.nps.gov/tps/tax-incentives.htm

NTHP's Main Street America Program: http://www.preservationnation.org/main-street/about-main-street/?referrer=https://www.google.com/#.V7OOtdArLuQ

Main Street New Jersey State Coordinating Program: http://www.nj.gov/dca/services/lps/msnj.html

Montclair Public Library: http://www.montclairlibrary.org/

Montclair Historical Society: http://montclairhistorical.org/

New Jersey Historic Trust: http://www.njht.org/

State of New Jersey Department of Environmental Protection Bureau of GIS: http://www.nj.gov/dep/gis/apps.html

Appendix G
Links to Other Pertinent Preservation Resources

APPENDIX G: LINKS TO OTHER PRESERVATION RESOURCES USED IN THE 2016 HP ELEMENT

Montclair Township Historic Inventory Viewer:
https://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff

New Jersey Department of Environmental Projection GeoWeb:
http://www.nj.gov/dep/gis/geowebsplash.htm

Sustainable Jersey HPE Guidelines:
http://www.sustainablejersey.com/actions-certification/actions/?type=1336777436&tx_sjcert_action%5BactionObject%5D=529&tx_sjcert_action%5Baction%5D=getPDF&tx_sjcert_action%5Bcontroller%5D=Action&cHash=696358b7184906e8e8fb5254128ba3d0

Montclair Township Historic Design Guidelines:
http://montclairnjusa.org/dmdocuments/MHPC-Design-Guidelines.pdf

The Secretary of the Interior's Standards for Rehabilitation:
http://www.cr.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

NJ Office of State Planning Memo on Historic Preservation:
http://www.nj.gov/dep/hpo/hpo_article.pdf

A Five Minute Look at the New Jersey Register of Historic Places Act:
http://www.state.nj.us/dep/hpo/2protection/sr_5minlook_b.pdf

NJ Certified Local Government Program Guidelines:
http://www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf

1986 Montclair Multiple Resource Area National Register nomination:
http://npgallery.nps.gov/pdfhost/docs/NRHP/Text/64000493.pdf