

**INTENSIVE-LEVEL ARCHITECTURAL SURVEY OF
SELECTED PROPERTIES WITHIN THE
LOWER GREGORY NEIGHBORHOOD**

**TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY**

VOLUME I

REPORT

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West Orange Historic Preservation Commission**

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MANAGEMENT SUMMARY

This report presents the results of an intensive-level historic architectural survey of 45 properties in the Township of West Orange, Essex County, New Jersey. The survey was sponsored by the West Orange Historic Preservation Commission (HPC) with funding from the Certified Local Government (CLG) Grant-in-Aid program of the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). It was designed to identify potentially historic resources in a study area of southeast West Orange Township designated the Lower Gregory Neighborhood.

The Lower Gregory Neighborhood originated in the colonial period as a series of farmsteads and craft shops located along Valley Road. From these modest beginnings, the neighborhood developed in the latter half of the 19th century as a setting for suburban “country” homes and estates, but this development was never as extensive or as exclusive as some other parts of the Township like Llewellyn Park or St. Cloud. Eventually, suburbanization was of a more middle-class character with more than 1,200 houses in various revival styles built from the mid-1900s to 1920s. The neighborhood consists of at least ten major subdivisions and dozens of smaller subdivisions. This survey evaluated 45 properties comprising 41 dwellings, two schools, a church and a diner. The survey recommends that seven of the 45 properties individually meet the National Register of Historic Places Criteria for Evaluation and are eligible for the New Jersey and National Registers of Historic Places or as West Orange Township Historic Landmarks. Two of the seven properties are already listed as West Orange landmarks.

Additionally, this survey recommends that there are at least two potential historic districts that would include 26 of the 45 surveyed properties as contributing properties. One potential district is the Forest Hill Road and Hillside Avenue Victorian Historic District. This district contains a significant concentration of dwellings from the 1890s to early 1900s, mostly in the Queen Anne style with asymmetrical facades, multiple roof lines, and a variety of finishes and window patterns. The second potential district is the Northern Enclosure Historic District. This district contains moderate-sized revival-style houses of the late 1920s, many in the English Cottage style that makes use of a mixture of stucco, clapboard, slate, stone and half-timbering finishes. Further work would be necessary to conduct a comprehensive survey of all properties within the potential districts and establish precise periods of significance and boundaries.

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

MANAGEMENT SUMMARY (CONTINUED)

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places, which can qualify some properties for grants or tax credits under applicable state and federal programs. It is also recommended that the HPC share the survey results as an educational and interpretive tool, partnering with local businesses, neighborhood associations and local government.

TABLE OF CONTENTS

	<i>page</i>
Management Summary	i
Table of Contents	iii
List of Figures	v
List of Photographs	vii
List of Tables	ix
Acknowledgments	xi
 1. INTRODUCTION	
A. Project Description and Scope of Work	1-1
B. Research Design	1-5
C. Definitions	1-6
D. Survey Boundaries	1-8
E. Current Historic Designation Status	1-8
F. Previous Research and Principal Sources of Information	1-9
 2. HISTORICAL CONTEXT	
A. Overview: West Orange — Where the Suburbs Meet the City	2-1
B. Lower Gregory Neighborhood	2-3
 3. DATA SUMMARY	
A. Fieldwork Methodology	3-1
B. Results of Fieldwork	3-1
 4. SUMMARY OF RECOMMENDATIONS	
A. Recommendations for West Orange Historic Landmark Status	4-1
B. Recommendations for Listing in the New Jersey and National Registers	4-1
C. Recommendations for Future Research and Survey	4-2
 REFERENCES	
 APPENDICES	
A. Historic Preservation Fund Grant Request for Proposals (RFP) and Scope of Work	A-1
B. New Jersey Historic Preservation Office Intensive-Level Survey Forms (Volume II)	B-1
C. Resumes	C-1
D. New Jersey Historic Preservation Office Bibliographic Abstract	D-1
E. Project Administrative Data	E-1

LIST OF FIGURES

	page
1.1. Location of Study Area, Township of West Orange, New Jersey	1-2
1.2. Detailed Location of Study Area on USGS Quadrangle Map	1-3
1.3. Location of Surveyed Properties Map – Lower Gregory Neighborhood	opposite 1-4
2.1. Hill, <i>Sketch of the North Parts of New Jersey</i> , 1781	2-2
2.2. Sidney, <i>A Map of Essex County, New Jersey</i> , 1850	2-5
2.3. Walling, <i>Map of Essex County, New Jersey</i> , 1859	2-6
2.4. East Jersey Cottage	2-7
2.5. Hughes, <i>Map of Essex County, New Jersey</i> , 1874	2-9
2.6. Pidgeon and Robinson, <i>Atlas of Essex County, New Jersey</i> , 1881	2-10
2.7. Robinson, <i>Atlas of Essex County, New Jersey</i> , 1890	2-11 to 2-12
2.8. Mueller, <i>Atlas of the Oranges</i> , 1904	2-16 to 2-18
2.9. Mueller, <i>Atlas of the Oranges</i> , 1911	2-19 to 2-21
2.10. Sanborn Map Company, <i>Fire Insurance Maps of West Orange</i> , 1912	2-22 to 2-29
2.11. Franklin Survey Company, <i>Atlas of East Orange, Orange and West Orange</i> , 1932	2-30 to 3-32
3.1. Eligibility Recommendations Map – Lower Gregory Neighborhood	opposite 3-2

LIST OF PHOTOGRAPHS

	<i>page</i>
2.1. Toboggan slide near Hazel Avenue, <i>circa</i> 1890.....	2-14
2.2. Orange Mountain cable car, <i>circa</i> 1900.....	2-15
2.3. South Valley Road Corridor, view looking northeast from Ridgeview Avenue.....	2-34
2.4. Educational Park, view looking east from Hazel Avenue School	2-35
2.5. Educational Park, view looking east on Hazel Avenue	2-36
2.6. Educational Park, view looking east on Quimby Place.....	2-37
2.7. Educational Park, Forest Hill Road, looking west.....	2-38
2.8. Hazel Avenue School, <i>circa</i> 1905	2-40
2.9. West Orange High School, <i>circa</i> 1923.....	2-41
2.10. Colony Drive East, view looking north	2-42
2.11. Yale, Harvard and Oxford Terrace Section, view looking east on Orange Heights Avenue	2-43

LIST OF TABLES

	<i>page</i>
1.1. List of Surveyed Properties – Lower Gregory Neighborhood	1-4
3.1. Summary of Potential Individually Eligible Properties – Lower Gregory Neighborhood	opposite 3-2
3.2. Summary of Contributing Properties to Potential Forest Hill Road and Hillside Avenue Victorian Historic District.....	opposite 3-2
3.3. Summary of Contributing Properties to Potential Northern Enclosure Historic District.....	opposite 3-2

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

With regard to Hunter Research staff involvement, the project was conducted under the overall direction of Patrick Harshbarger, Principal Historian/Architectural Historian. Background research, field work and survey form preparation were carried out by Eryn Boyce, Architectural Historian. GIS and report graphics were produced by Evan Mydlowski, GIS Specialist. Graphic design work and report layout were completed by Patricia Madrigal, Reports Manager. This report was written by Patrick Harshbarger and Eryn Boyce and edited by Richard Hunter.

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

Chapter 1

INTRODUCTION

A. PROJECT DESCRIPTION AND SCOPE OF WORK

This report describes the results of an intensive-level historic architectural survey of 45 properties (defined by tax lot ownership) in the Township of West Orange, Essex County, New Jersey (Figures 1.1 to 1.3, Table 1.1). The survey was designed to focus on the Lower Gregory Neighborhood study area in the southeast section of the township. This study area represents distinct historical patterns of rural-to-suburban development as it spread westward from the City of Newark and the City of Orange and shaped the history of West Orange from the colonial period to the present day.

The Lower Gregory Neighborhood is bounded to the east by the City of Orange and to the south by the Township of South Orange. During the colonial period, this area was comprised of small farmsteads located along South Valley Road. This early road follows a line of contour at the foot of First Mountain. The land to the west of Valley Road climbs steeply. Early residents considered the rocky mountainside best suited for wood lots and there were few buildings far west of Valley Road. Construction of the Morris and Essex Railroad, later the main line of the Delaware, Lackawanna & Western (DL&W) Railroad, was an impetus to suburbanization in the middle decades of the 19th century. The railroad, now a New Jersey Transit (NJT) commuter line, is entirely located in the City of Orange approximately one-quarter mile east of the Lower Gregory Neighborhood. With improved access to transportation, however, the Lower Gregory and other neighborhoods in West Orange and surrounding municipalities developed as suburbs, first for well-to-do gentlemen of greater Newark and New York City who built large fashionable country homes

on or near First Mountain, and then later for an emerging middle class that acquired houses within subdivisions that were carved from former farms and estates. In the case of the Lower Gregory Neighborhood, subdivision occurred mostly from the 1900s to 1930s.

Today, the mostly vernacular architecture of the Lower Gregory Neighborhood represents a continuum of rural-to-suburban development over the course of nearly 200 years. There are a handful of mid-18th to early 19th-century East Jersey Cottages that survive along South Valley Road; a dozen or so late Victorian country homes arranged along the eastern slope of First Mountain and dating from the early suburban period of the 1850s to 1890s; and hundreds of houses within subdivisions that date to the later suburbanization period of the 1900s to 1930s. Most of these later houses are in various revival styles of the period with strong preferences for the Colonial Revival, Dutch Colonial Revival and Tudor Revival. Several schools and churches, mostly of this later period, remain as important centers for the education of children and the spiritual well-being of the community. Commercial and industrial buildings are very few in number and found mainly to the east of South Valley Road where West Orange transitions into the City of Orange. This area is more closely related to the mixed-use, mid-to-late-19th-century development that formed along the DL&W Railroad corridor in the City of Orange.

The overarching goal of this survey is to provide data and recommendations that can be used to guide and promote historic preservation in the Lower Gregory Neighborhood by identifying and increasing awareness of potentially historic buildings and encouraging their appropriate treatment as historic resources. In 2015, the West Orange Historic Preservation Commission

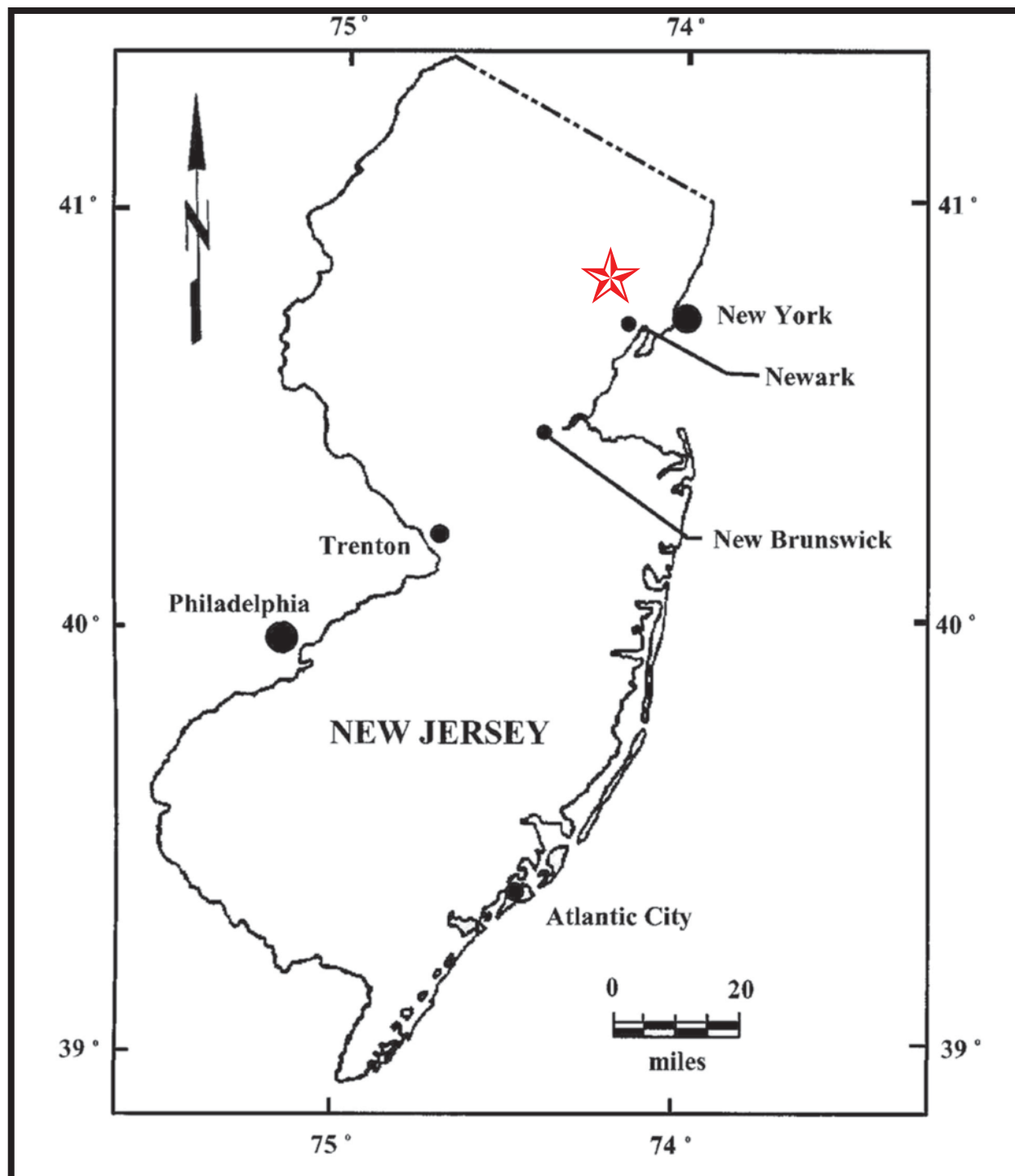


Figure 1.1. Location of Study Area, Township of West Orange, New Jersey.

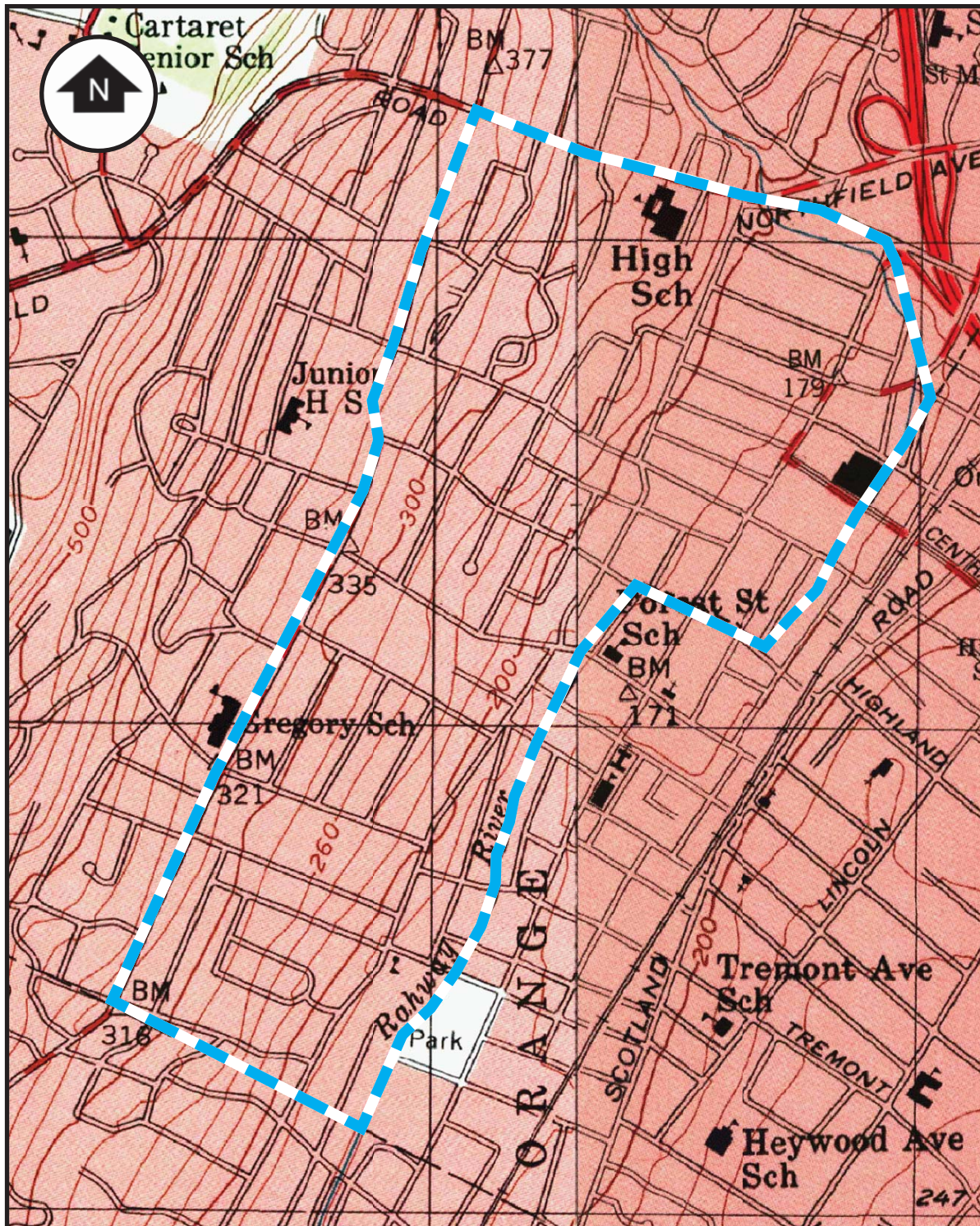
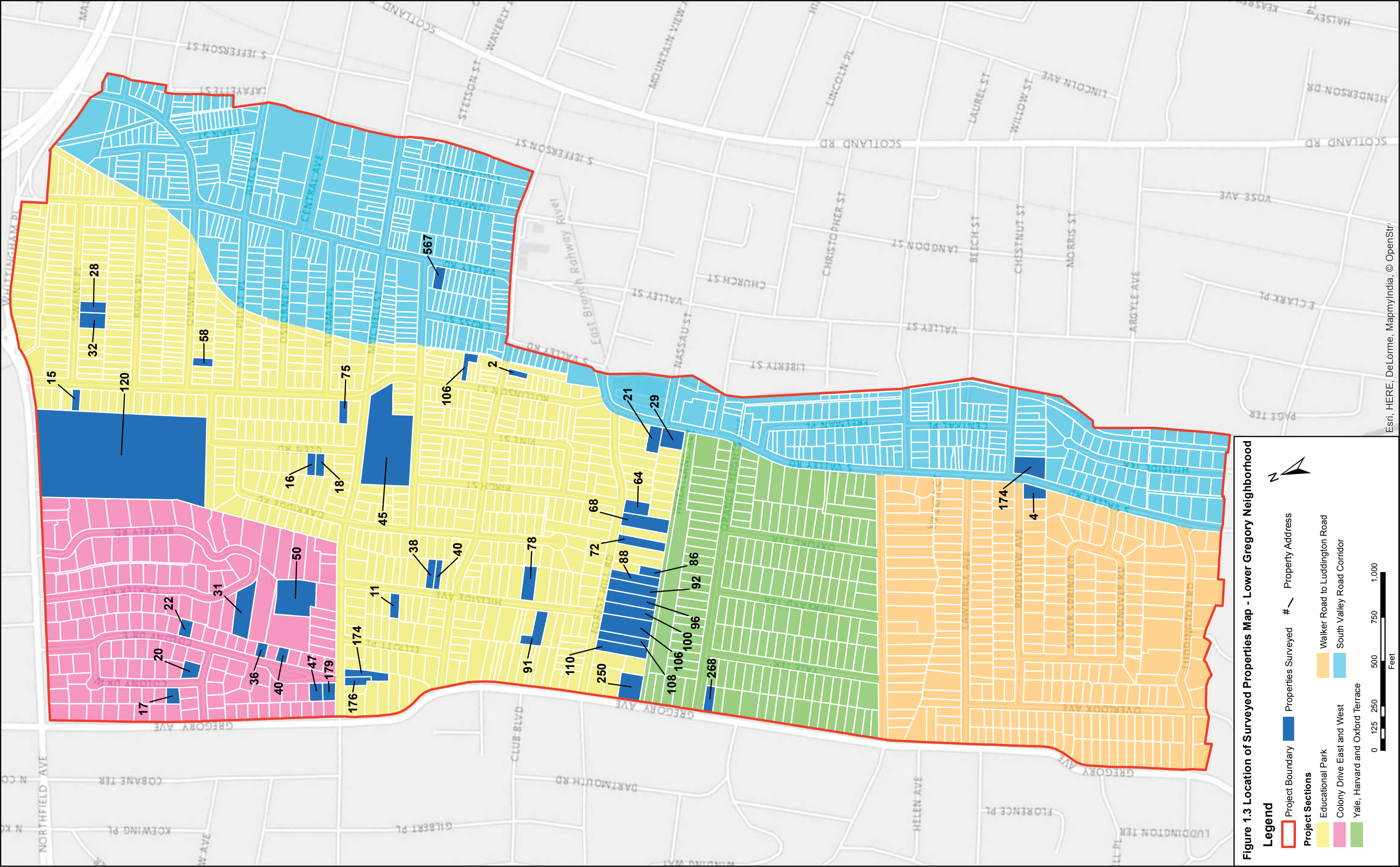


Figure 1.2. Detailed Location of Study Area. Source: 7.5' USGS Caldwell, N.J. (1954 [photorevised 1981]) and Orange, N.J. Quadrangle (1955 [photorevised 1981]). Scale: 1 inch = 1,000 feet.

Table 1.1. List of 45 Surveyed Properties - Lower Gregory Neighborhood

Address (alphabetical)	Block	Lot	Section
50 Beverly Road	58	40	Colony Drive East and West
31 Carter Road	58	80	Colony Drive East and West
22 Colony Drive East	58	54	Colony Drive East and West
36 Colony Drive East	58	47	Colony Drive East and West
40 Colony Drive East	58	45	Colony Drive East and West
47 Colony Drive East	58.01	2	Colony Drive East and West
17 Colony Drive West	58.03	2	Colony Drive East and West
20 Colony Drive West	58.02	15	Colony Drive East and West
64 Forest Hill Road	39	49	Educational Park
68 Forest Hill Road	39	45	Educational Park
72 Forest Hill Road	39	41	Educational Park
86 Forest Hill Road	39	36	Educational Park
88 Forest Hill Road	39	33	Educational Park
92 Forest Hill Road	39	31	Educational Park
96 Forest Hill Road	39	28	Educational Park
100 Forest Hill Road	39	25	Educational Park
106 Forest Hill Road	39	21	Educational Park
108 Forest Hill Road	39	17.01	Educational Park
110 Forest Hill Road	39	17	Educational Park
16 Glen Road	59.01	4	Educational Park
18 Glen Road	59.01	3	Educational Park
250 Gregory Avenue	39	1	Educational Park
268 Gregory Avenue	41.03	47	Yale, Harvard and Oxford Terraces
45 Hazel Avenue	27.01	70	Educational Park
11 Hillside Avenue	54.02	47.1	Educational Park
38 Hillside Avenue	33	8	Educational Park
40 Hillside Avenue	33	7	Educational Park
78 Hillside Avenue	34	12	Educational Park
91 Hillside Avenue	54	74	Educational Park
174 Mitchell Street	54.01	37.06	Educational Park
176 Mitchell Street	54.01	37.03	Educational Park
179 Mitchell Street	58.01	1	Colony Drive East and West
120 Northfield Avenue	59.04	1.01	Educational Park
58 Quimby Place	23	34	Educational Park
4 Ridgeview Avenue	42.05	232	Walker Road to Luddington Road
15 Rollinson Street	59.04	1.02	Educational Park
75 Rollinson Street	59	2	Educational Park
106 Rollinson Street	29	23	Educational Park
21 South Valley Road	39	61.01	Educational Park
29 South Valley Road	39	56	Educational Park
174 South Valley Road	1	22	South Valley Road Corridor
28 Swaine Place	21	50	Educational Park
32 Swaine Place	21	49	Educational Park
567 Valley Road	28	23	South Valley Road Corridor
2 Wellington Avenue	38	10.01	Educational Park



(HPC) applied for and received a Certified Local Government (CLG) Grant-in-Aid for the survey from the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). A Request for Proposals (RFP) was issued by the township in August 2016 (see Appendix A for the RFP and a detailed scope of work). In late August 2016, Hunter Research, Inc. was contracted with the Township of West Orange to complete the survey. The scope of work included background research, fieldwork and the preparation of this report following the NJHPO's *Guidelines for Architectural Surveys in New Jersey*.

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

B. RESEARCH DESIGN

The research design for this project was developed initially by the HPC to apply for a CLG Historic Preservation Fund grant. The commission's grant application emphasized the township's need to update older historic surveys of West Orange, particularly the West Orange Historic Sites Survey completed in 1992.¹ In 2014, under an earlier CLG grant, the Township undertook updated surveys of the St. Cloud Neighborhood and the Main Street Corridor.² In 2015, the Lower Gregory Neighborhood was identified by the HPC as the next study area in need of up-to-date guidance for advancing and prioritizing preservation activities.

As part of the grant application, a select list of 45 properties in the Lower Gregory Neighborhood was developed by the HPC for survey. The list was created

based on a review of the West Orange Historic Sites Survey of 1992 and field reconnaissance undertaken in the early winter of 2015.

In late August 2016, Hunter Research was retained by West Orange Township to complete the intensive-level survey. Locational information on the 45 properties, including street addresses and tax lot and block numbers, were supplied to Hunter Research. This information was cross-referenced by Hunter Research against current tax maps supplied by West Orange's Tax Assessor's office, digital spatial data (NJDEP GeoWeb GIS) and Google maps. The list was updated as needed to reflect new information (it was noted that some addresses or tax block/lot data had changed since the 1990s surveys) and then field verified. During field verification, it was determined by Hunter Research to replace one residential property on the list with an adjacent property of similar character because it retained a higher level of integrity (108 Rollinson Street replaced by 106 Rollinson Street). Table 1.1 represents the final list of 45 surveyed properties.

Hunter Research entered spatial data into ArcGIS software to create site location maps and populate an MS-Access NJHPO project database that was used to compile data and generate survey forms. The metadata description of Essex County tax parcels was acquired from the New Jersey Geographic Information Network (NJGIN).

During late August and early September 2016, Hunter Research undertook fieldwork, historical background research, data entry, and survey form and report preparation. NJHPO base survey forms with building attachments were completed for all properties, and eligibility attachments were completed for selected properties identified as potentially eligible to the New Jersey and National Register of Historic Places on an individual basis. All survey forms were supported by graphic information consisting of site photographs and location maps. The best overview photograph of

a property was attached to the MS Access generated survey form and additional photographs provided in digital format keyed to the property address.

Research biases encountered during the work were minimal, and mostly a result of constraints presented by an accelerated schedule and firm deadline of the end of September 2016 to meet the terms of the grant. Due to the accelerated schedule, original archival research was limited. Several properties and their related subdivision appear to be worthy of future research endeavors, particularly closer examination of deeds, local building codes, newspapers, and oral history with long-time residents.

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

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

Background research took place in local archival repositories, principally the West Orange Public Library (New Jersey Collection) and the Newark Public Library (The Charles F. Cummings New Jersey

Information Center). Also consulted were the New Jersey State Library (Jerseyana Collection) and the survey files of the New Jersey Historic Preservation Office, both in Trenton. It was determined early in the study that the West Orange Township Tax Assessor's office had not retained old tax cards or other data that would have been particularly helpful in assessing the history of individual properties. Research was supplemented by on-line resources such as GenealogyBank.com (historic newspapers) and other databases.

C. DEFINITIONS

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

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

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

D. that have yielded, or may be likely to yield information important in prehistory or history.”³

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

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

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

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

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

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

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

G. a property achieving significance within the past 50 years if it is of exceptional importance.”⁴

The definitions and procedures for local designation of historic landmarks and districts in the Township of West Orange are contained in Chapter 25-30 of the township’s ordinances. Specifically, the National Register Criteria for designation are incorporated by reference in subsection 25-30.3(b).⁵

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

Historic District shall mean one (1) or more historic sites, buildings, structures or objects and contiguous or surrounding property significantly affecting or affected by the quality and character of such sites, buildings, structures or objects.

A Type I Historic District shall mean one in which fifty (50%) percent or more of the individual buildings or structures comprising the District are more than fifty (50) years of age.

A Type II Historic District shall mean one in which less than fifty (50%) percent of the individual buildings or structures comprising the District are more than fifty (50) years of age.⁶

The National Register does not use Type I or II definitions, nor does it provide for numerical or percentage-based analysis. The purpose of Type I and II definitions in the township ordinance is to regulate

land use of properties less than 50 years old in historic districts. Under Chapter 25-30.4(c) certain properties less than 50 years old are exempted from certificates of appropriateness in districts where less than 50% of the individual properties comprising are considered historic. This said, there are currently no locally designated historic districts in West Orange Township, although the Township's 2010 Master Plan Update noted that "there are some [unspecified] areas that could qualify."

D. SURVEY BOUNDARIES

The Lower Gregory Neighborhood survey area is located within the limits of the Township of West Orange, Essex County, New Jersey. The survey area is defined, generally, as bounded on the west by Gregory Avenue; on the north by Northfield Avenue; on the east by the boundary between the Township of West Orange and the City of Orange, which generally is located from one to three blocks east of South Valley Road; and on the south by the boundary between the township of West Orange and the Township of South Orange just to the south of Luddington Avenue (see Figures 1.2 and 1.3).

The Lower Gregory Neighborhood derives its name from the natural topography and local street patterns. The neighborhood is located on the lower slopes of the east side of First Mountain, the easternmost ridge of the Watchung Mountains. This mountain range stretches over 40 miles across northern New Jersey in Somerset, Morris, Union, Essex, Passaic and Bergen counties. In the southern section of the Township of West Orange, the eastern slope of the First Mountain is a densely developed suburb that is primarily residential in character. Gregory Avenue, an arterial road which trends southwest to northeast on a line of level across the First Mountain's face, is located about halfway up the mountain. The area east of Gregory

Avenue is thus referred to as Lower Gregory while that west of the avenue may be referred to as Upper Gregory.

Within the Lower Gregory Neighborhood there are five sections referred to as: Educational Park; Colony Drive East and West; Yale, Harvard and Oxford Terraces; Walker Road to Luddington Road; and South Valley Road Corridor. Each of the five sections has a distinguishable architectural character, representing variations in pattern of residential suburban development, mostly dating from the 1880s to 1930s, with some later in-fill of the 1950s and 1960s.

The 45 individually surveyed properties within the survey area have been listed in Table 1.1 by street address and tax block/lot number. Surveyed tax lots, keyed to the table, are shown in Figure 1.3. Properties not on the list were not surveyed; however, wider settings were generally assessed for historic district potential where appropriate. This survey was not, however, designed to identify historic districts through detailed analysis of contributing/non-contributing properties. The survey team was not charged with making comprehensive intensive-level district surveys that would result in fully justified definition of significance, integrity, and boundaries. Where historic districts were thought potentially viable, they have been identified for future survey and research.

E. CURRENT HISTORIC DESIGNATION STATUS

A review of NJHPO survey files was undertaken in August 2016 for properties in the study area already determined eligible for or listed in the New Jersey or National Registers of Historic Places.

New Jersey and National Registers of Historic Places. According to NJHPO survey files, there are currently no determined eligible or listed resources in the Lower Gregory Neighborhood survey area.

West Orange Historic Landmarks. There are currently two designated West Orange Historic Landmarks in the Lower Gregory Neighborhood survey area – the Tompkins House (21 South Valley Road) and the Condit House (29 South Valley Road). The Tompkins and Condit houses were designated landmarks by the West Orange Township Council based on the recommendation of the Historic Preservation Commission on February 4, 1997.⁸ Both houses, which are believed to date to the 18th century, are included in this survey of the Lower Gregory Neighborhood in order to collect data on current conditions.

F. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

Basic starting points for understanding West Orange's heritage include: Henry B. Whittemore's *The Founders and Builders of the Oranges* (1896); David Lawrence Pierson's *History of the Orange's to 1921* (1922); Samuel Crane Williams's *Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937* (1937); Victor Zakrzewski and Nora Kallen's *A History of West Orange* (1976); and Joseph Fagan's *West Orange* (2009) and *Stories of West Orange* (2014). Some county histories also contain chapters on the history of the township and provide some broader context for understanding the development of West Orange in relation to neighboring municipalities, for example, William H. Shaw's *History of Essex and Hudson Counties, New Jersey* (1884) and Lewis Historical Publishing Company's *Biographical and Genealogical History of the City of Newark and Essex County* (1898) and *The Municipalities of Essex County, New Jersey, 1666-1924* (1925).

Cartographic materials are among the richest of resources for understanding the patterns of suburban development in the Township of West Orange. Particularly useful are the sequential maps published by various authors from the 1850s to 1930s: Sidney's *Map of Essex County* (1850); Walling's *Map of Essex County* (1859); Mirick's *Guide Map of Essex County* (1877); Pidgeon and Robinson's *Atlas of Essex County* (1881); Robinson's *Atlas of Essex County* (1890); Sanborn Insurance Company's *Insurance Maps of West Orange* (1895, 1912); Mueller's *Atlas of the Oranges* (1904, 1911); and the Franklin Survey Company's *Atlas of East Orange, Orange, and West Orange* (1932). These maps have been the principal sources of information for establishing dates of construction and ownership of the properties in the survey. Historic aerial photographs have also provided important information for dating properties and observing changes in the landscape from the early 1930s to the present.⁹

With regard to previous architectural survey data specific to the Lower Gregory Neighborhood, the principal source of information is Acroterion's West Orange Historic Sites Survey (1992). This survey provides a list of properties and brief architectural descriptions, plus survey forms and eligibility recommendations for a few of the more prominent properties (e.g., West Orange High School), as well as a selection of representative suburban residential property types. Also available are Acroterion's in-depth designation reports on 21 and 29 South Valley Road, among the oldest surviving buildings in West Orange.¹⁰

Endnotes

¹Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey.

²Hunter Research, Inc., Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex

County, New Jersey, 2 volumes, prepared for the Township of West Orange, West Orange Historic Preservation Commission, on file New Jersey Historic Preservation Office, Trenton, New Jersey, 2014.

³*Code of Federal Regulations, 36 CR 60.4, Criteria for Evaluation* (2012), on line at www.gpo.gov/fdys/pkg/CFR/2012-title36-vol1/xml/CFR-2012-title36-vol-sec60-4.xml [accessed September 2016].

⁴*Ibid.*

⁵Township of West Orange, *Revised General Ordinances of the Township of West Orange* (2012), on line at www.westorange.org/document-center/view/550 [accessed September 2016].

⁶*Ibid.*

⁷Township of West Orange Planning Board and Susan Borg, 2010 Master Plan Update (June 2, 2010), p. 80, on file at West Orange Township Planning Department, West Orange, New Jersey.

⁸Susan Borg, Planning Director to Leonard Lepore, Township Engineer, Re: Designation of Historic Structures, 7 February 1997, on file at the West Orange Planning Office, West Orange, New Jersey.

⁹NETR Online, *Historic Aerials*, on line at www.historicaerials.com [accessed September 2016].

¹⁰Acroterion, West Orange Historic Sites Survey (1992); Local Landmark Designation Report Prepared for the West Orange Historic Preservation Commission, 21 South Valley Road, West Orange, N.J. (March 1996) and Landmark Designation Report Prepared for the West Orange Historic Preservation Commission, 29 South Valley Road, West Orange, N.J. (March 1996), on file West Orange Planning Department, West Orange, New Jersey.

Chapter 2

HISTORICAL CONTEXT

A. OVERVIEW: WEST ORANGE -- WHERE THE SUBURBS MEET THE CITY¹

The eastern section of the modern-day Township of West Orange, extending east from the foot of First Mountain, was originally part of the Newark tract, purchased by Robert Treat from the Hackensack Indians on July 11, 1667. The mountain portion of the township lay within the westerly expansion of the Newark tract that was bought from the Winacksop and Shenaktos Indians in March of 1678.²

In 1693, in the initial municipal subdivision of Essex County, all of the land now encompassed by West Orange Township became part of Newark Township and remained so until 1806 when it was included in the newly formed Orange Township. Orange Township became Orange Town in 1860. In 1862, a portion of Orange Town was combined with parts of Caldwell and Livingston Townships to form Fairmount Township. Fairmount and another adjoining piece of Orange Town were combined in 1863 to create what is today's West Orange Township. In 1900, the township became formally known as West Orange Town, but reverted to West Orange Township in 1980.³

Colonial settlement spread westward from the small nucleated towns of Newark and Second River (Belleville) and mostly comprised farmers and their families relocating from New England. The lowland extending east from First Mountain to the Passaic River soon supported numerous prosperous farms whose fields were drained by the First and Second Rivers. Limited agriculture also took place in the narrow valley separating the First and Second Mountains, along the Rahway and Peckman rivers, which drained

respectively south and north. The mountain ridges themselves remained largely wooded, with numerous wood lots supplying the lowland farms with fuel and building materials. The population was sparse and dispersed among the widely separated farms. Among the early settlers in the area now known as West Orange were the Williams, Harrison, Nutman, Crane, Ball and Walls families, of whom the Williamses were the most prolific.⁴

Throughout the 18th century the economic output of farms in Newark Township was closely tied to markets in the town of Newark and ultimately New York City. A network of roads gradually developed with a major route running from south to north from Elizabethtown to Newark and along the Passaic Valley through Second River and Aquackanonk. From this route a series of roads headed west across the First and Second Watchung ridges providing access to the hinterland, while a secondary route ran from south to north along the eastern base of First Mountain. This transportation network is shown clearly on John Hills' *A Sketch of the Northern Parts of New Jersey* prepared in 1781 (Figure 2.1). The area of present-day West Orange Township was served by an east-west road that corresponds to today's Main Street (in Orange), Northfield Avenue and Northfield Road. The north-south route along the base of First Mountain corresponds to Valley Road and Main Street (in West Orange). Northfield Avenue is the northern border of the Lower Gregory Neighborhood study area, while Valley Road passes through the eastern side of the study area. As part of the present study, three houses, dating in origin to the 18th century, are located along the west side of Valley Road (see survey forms for 21 South Valley Road, 29 South Valley Road and 4 Ridgeview Avenue).

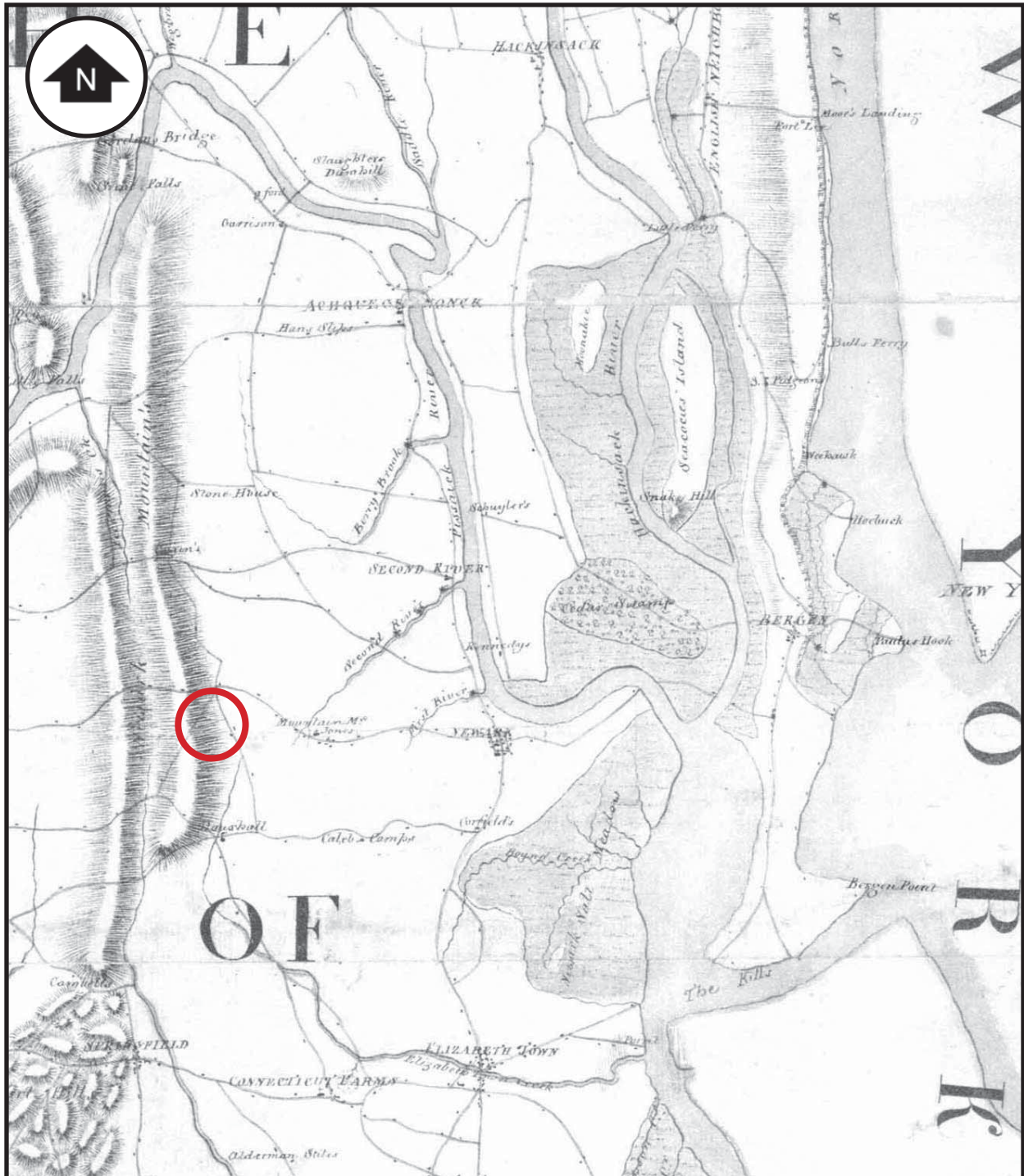


Figure 2.1. Hill, J. *A Sketch of the North Parts of New Jersey*. 1781. Scale: 1 inch = 2 miles (approximately). Location of study area indicated.

The Hills map, produced during the Revolution for the British from the relative safety of New York City, shows the continuing dispersed and agricultural character of the 18th-century landscape. Many of the farming families were Loyalists, including the Williamses who gave their name to the neighborhood known as Tory Corner. The area surrounding Newark Bay remained very much within the orbit of British-controlled New York City throughout the Revolutionary War years.⁵

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

As West Orange evolved from its rural colonial roots into a suburban residential community, it met population growth with expansion of public services, including schools, water, sewer and fire and police services.

Buildings and infrastructure to meet these demands were built and then progressively upgraded. With its railroad connections and proximity to Newark and the City of Orange, the area along Valley Road to the east of First Mountain was the prime location for the town hall, schools and most businesses. These facilities, spread out along a more than mile-long stretch of the street, however, never coalesced into a downtown center, likely because of the pull of downtown Orange and Newark, which were but a short distance by streetcar from the 1870s onward and by automobile at a later date.

The evolution of West Orange as a residential suburb can be traced by statistics of population growth. In 1870, the township's population was 2,106. Over the next six decades, U.S. Census data shows that the decennial rate of population growth was an average of 44 percent, so that by 1930 population was 24,327. Growth slowed during the Great Depression of the 1930s, but accelerated again in the late 1940s and 1950s, reaching by 1960 a population of 39,895. Most of the township's housing stock dates from this nearly century-long period of rapid population growth and suburbanization from the 1870s to the 1960s. The township exhibits many land-use patterns associated with suburbanization including discrete subdivisions, each with their own periods of development and architectural character; parks, churches and schools located to serve various suburban neighborhoods; and cultural and social institutions such as fraternal organizations and country clubs. Growth has been slower since the 1960s with the township actually measuring slight population declines in the 1970s and 1980s. Today the population stands at approximately 46,602.⁶

B. LOWER GREGORY NEIGHBORHOOD

As late as the 1850s, on the eve of the American Civil War, the area that would become known as Lower Gregory remained a sparsely populated area of farms

and scattered houses linearly arranged and concentrated immediately along the west side of Valley Road. The J.C. Sidney *Map of Essex County*, published in 1850 (Figure 2.2), and the H.F. Walling *Map of Essex County*, published in 1859 (Figure 2.3), depict this rural landscape at the foot of First Mountain. Of the dozen or so houses shown on these mid-19th-century maps only the Tomkins House (21 South Valley Road), the Condit House (29 South Valley Road) and the Meeker House (4 Ridgeview Avenue) survive today. All three houses appear to have their origins as vernacular mid-18th or early-19th-century East Jersey cottages (Figure 2.4). Each has undergone alterations yet retain elements of their earlier form and plan if not their original exterior finishes. The Tomkins House, in particular, illustrates a mid-19th-century makeover in the Gothic Revival style that was popular for country homes of a later period when small colonial houses became increasingly unfashionable. The three houses are included in the current survey and are described in greater detail by intensive-level survey forms (see Appendix B).⁷

In addition to showing the locations of houses and the names of some of their owners, the maps depict an already well-established pattern of roads defined by Valley Road on the east side of the study area and Northfield Avenue forming its northern border. No other roads are shown within the area except Walker Road, a steep connection from Valley Road westward and directly up the slope of First Mountain to an intersection with Northfield Avenue. This pattern of roads remains as one of the defining features of the Lower Gregory Neighborhood, although there has been considerable later in-filling of local streets. North-to-south roads tend to be parallel to Valley Road and follow lines of contour across the lower slope of First Mountain. East-to-west roads tend to be parallel to Walker Road with steep gradients of from five to eight percent.

Although the Lower Gregory Neighborhood never developed as a population center, a small village had emerged by the middle decades of the 19th century near where Valley Road intersects Wellington Avenue. This village straddled the boundary of West Orange Township and the City of Orange. A small railroad station, known as Valley Station, was located at the eastern end of Wellington Avenue within the City of Orange. The village's principal craft occupation appears to have been hat making, as indicated by the shop of W. Bodwell on the Sydney map of 1850 (see Figure 2.2). Among the residents of this area were members of the Stetson family of hatters. Stephen Stetson moved to Orange from Connecticut in the 1830s and several of his sons followed in their father's occupation setting up small shops that eventually grew into factories. The most famous of Stetson's sons, John B. who developed the famed Stetson cowboy hat, established a factory in Philadelphia following a trip to the American West. A cluster of houses on Tompkins [also sometimes spelled Tomkins] Street have been associated with Napoleon Stetson, another of Stephen's sons. The factory of this branch of the family was located in the City of Orange, however, not West Orange. Another hat factory, that of McCall and Company, was located on Stockton Street within the Lower Gregory Neighborhood and just inside the West Orange border. This brick factory was demolished *circa* 1996.⁸

The suburbanization of West Orange is usually taken to have started in the mid-1850s with the development of the first phase of Llewellyn Park to the west of Main Street where it today intersects Park Avenue, nearly a mile north of the Lower Gregory Neighborhood. Llewellyn Park was begun in 1853 by businessman Llewellyn Haskell. It is widely regarded as the first "romantically" landscaped planned residential community in the United States. Haskell engaged architect Alexander Jackson Davis to provide the plan that took advantage of the natural picturesque qualities of a 350-acre tract of land that rose from Valley

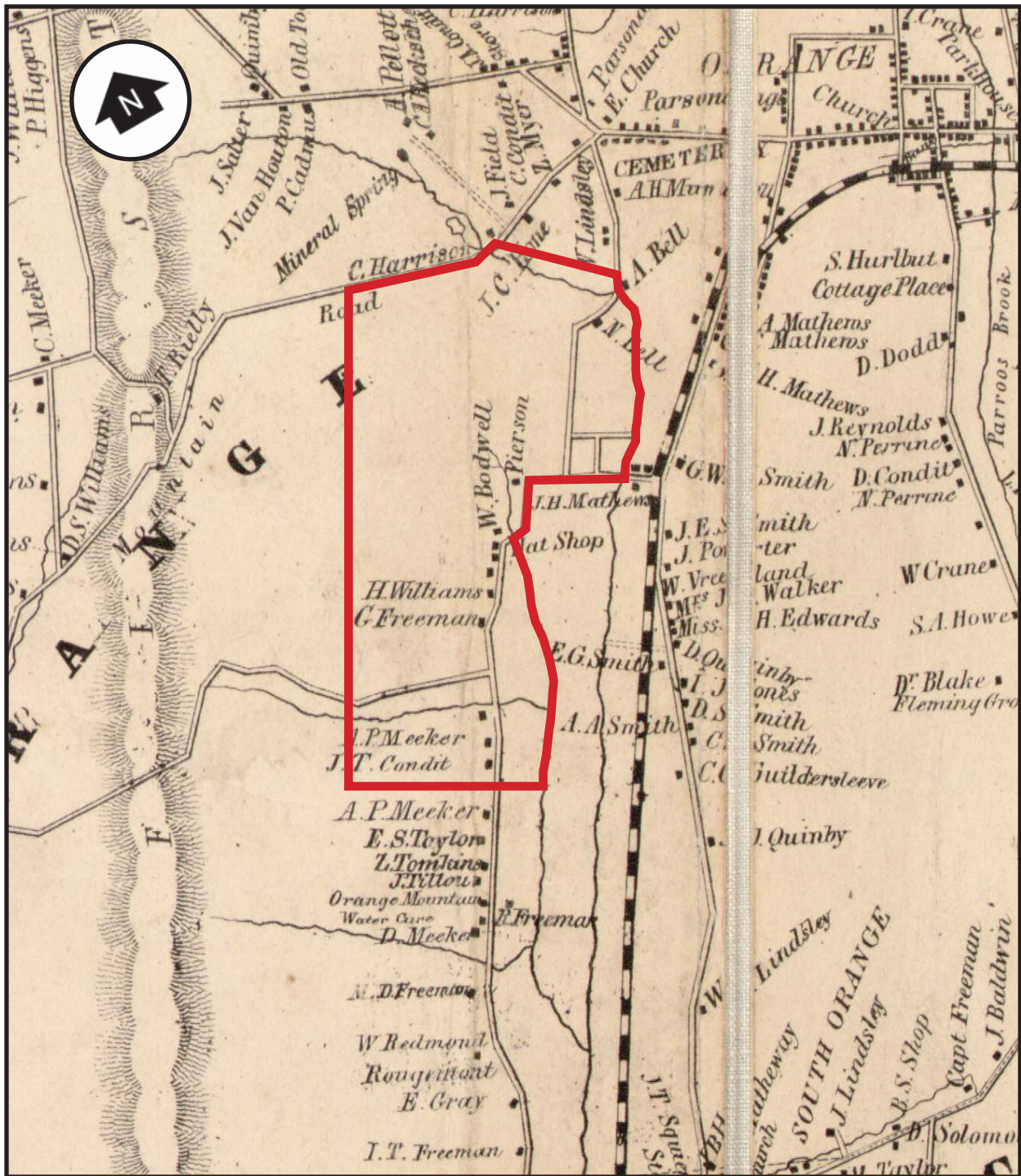


Figure 2.2. Sidney, J.C. *A Map of Essex County, New Jersey*. 1850. Scale: 1 inch = 1900 feet (approximately). Location of study area indicated.

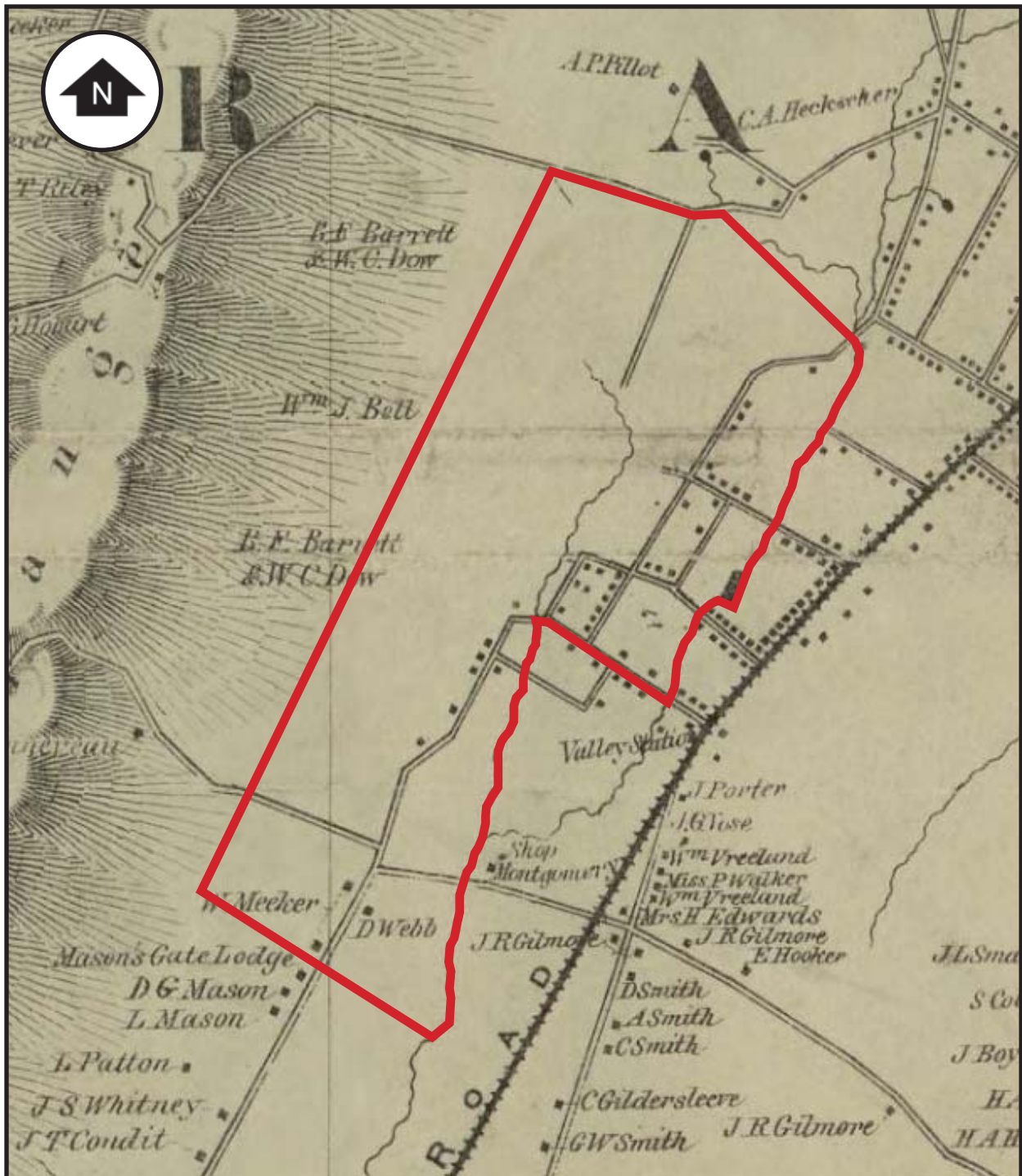


Figure 2.3. Walling, H.F. *Map of Essex County, New Jersey*. 1859. Scale: 1 inch = 1015 feet (approximately). Location of study area indicated.

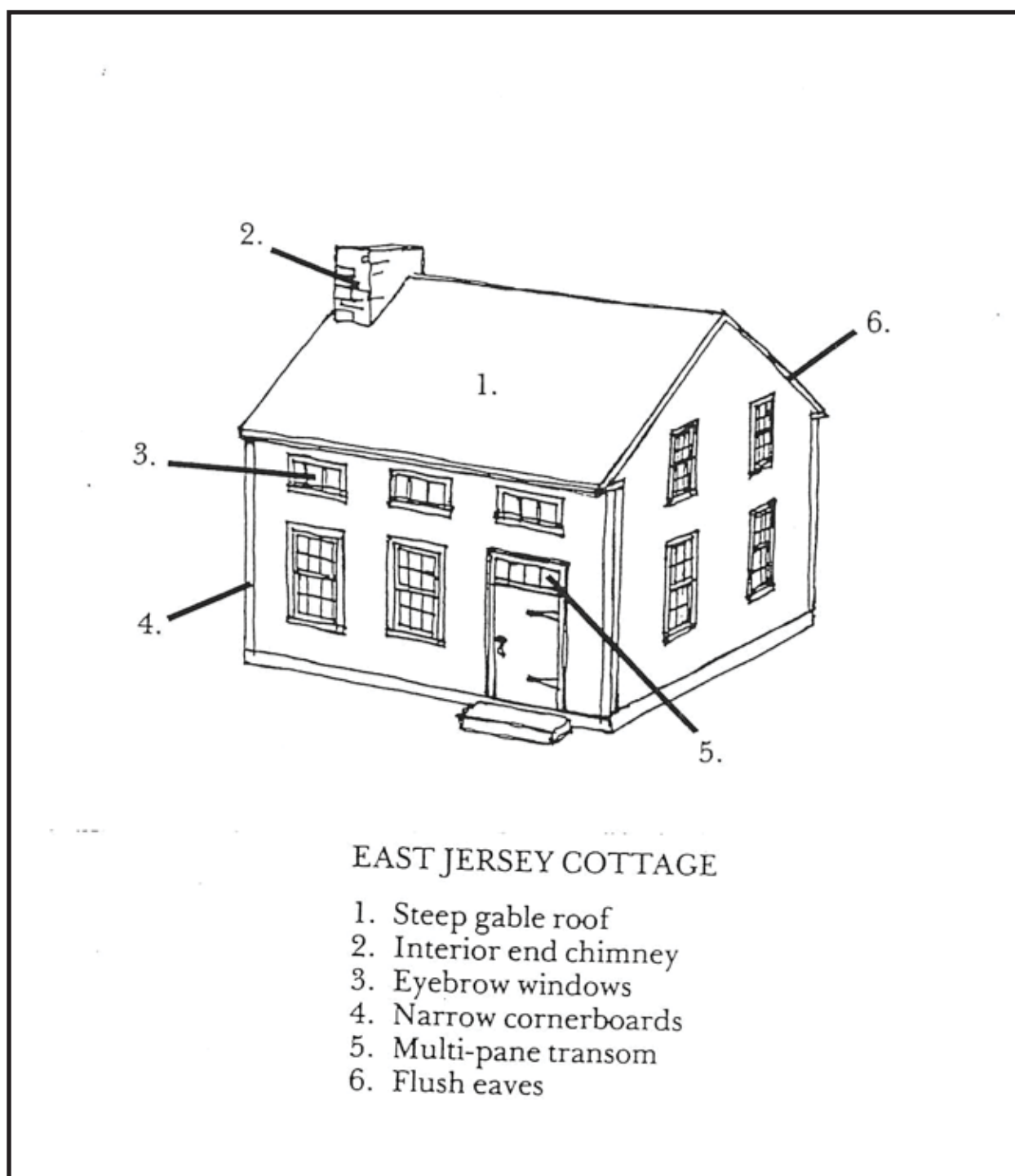


Figure 2.4. East Jersey Cottage, a popular vernacular house type of the 18th to early 19th century in parts of northern New Jersey, including the Oranges. Three modified examples (21 and 29 South Valley Road and 4 Ridgeview Avenue) are located in the study area. Source: Acroterion 1996.

Road westward onto the slope of First Mountain. Influenced by English precedents, Davis provided for rambling drives that crossed streams and ravines, passed through woods, and accessed building sites for cottages and villas nestled into the carefully planned landscape. Davis also personally designed a number of the houses. Llewellyn Park influenced generations of town planners and landscape architects, but it also made West Orange a very desirable suburban address. Other neighborhoods followed the lead, although none managed to maintain the cohesiveness and status that characterized Llewellyn Park. Other residential areas to develop, particularly in the years immediately following the Civil War, were Hutton Park, already known for its mineral spring, to the north of Northfield Avenue on the way up First Mountain, and the St. Cloud Neighborhood near the mountain's summit. Large Victorian houses with ample grounds were occupied by many prominent New York City families, including the Marcys who were relations of General George B. McClellan, a Civil War hero and presidential candidate of 1864.⁹

The Lower Gregory Neighborhood had no obvious geographic disadvantages as compared to other neighborhoods of West Orange; in fact, its topography bore similarity to that of Llewellyn Park, so it may just have been mere chance that it developed slowly or that large tracts were held by old West Orange families, like the Williams and Freemans, who were slow to turn their wood lots and pastures into subdivisions.

The first obvious sign of suburbanization of the Lower Gregory Neighborhood was the development of a mineral spring located west of the present-day intersection of Valley Road and Silver Spring Road. As early as the 1850s, visitors could take the "Orange Mountain Water Cure" at a hotel or lodge operated by Dr. Lowell Mason. Although Dr. Mason believed in the ability of cold-water mineral baths to cure many ailments, he was perhaps better known as one of America's most successful composers of Protestant hymns. The

Mason mineral baths remained open through Lowell's death in the early 1870s. Afterward the springs were incorporated into Thomas A. Gillespie's estate, known as "Silver Springs," which was notable for its landscaped grounds featuring parterre gardens and pools. The Gillespie estate was subdivided in the 1920s and the residential development continued using the name of Silver Springs.¹⁰

The Hughes *Map of Essex County*, published in 1874 (Figure 2.5) shows that Gregory Avenue, Forest Hill Road, Luddington Avenue and a portion of Rollinson Street had been added to the street pattern during the 1860s or early 1870s. The added streets suggest that developers were preparing the way for subdivision. It seems likely that whatever plans were laid were cut short by the economic crash of 1873 and the long economic recession that followed. New construction within the neighborhood was largely confined to the large estate houses of Benjamin Tomes between Northfield Avenue and Forest Hill Road, and the Mrs. Lloyd and C.F. Hunt properties between Walker Avenue and Luddington Avenue. Some new construction at the foot of the mountain and west of Valley Road appears to have had a more working-class character due to the small lots and proximity to the railroad.¹¹

During the 1880s, the economic climate improved for developers. The Pidgeon and Robinson map of 1881 (Figure 2.6) illustrates the landholding patterns on the eve of intense suburbanization. Several subdivisions have already been platted, including those along Hillside Road and Forest Hill Road (described as Chestnut Avenue on the map), while several other large landholders appear to be well-positioned to develop extensive tracts. Except for the large estates of O. S. Carter and Lowell Mason, however, there are surprisingly few houses between Valley Road and Gregory Avenue.¹² The Robinson map of 1890 (Figure 2.7) as compared to the earlier map of 1881 indicates that plans for the development of Hillside Road and

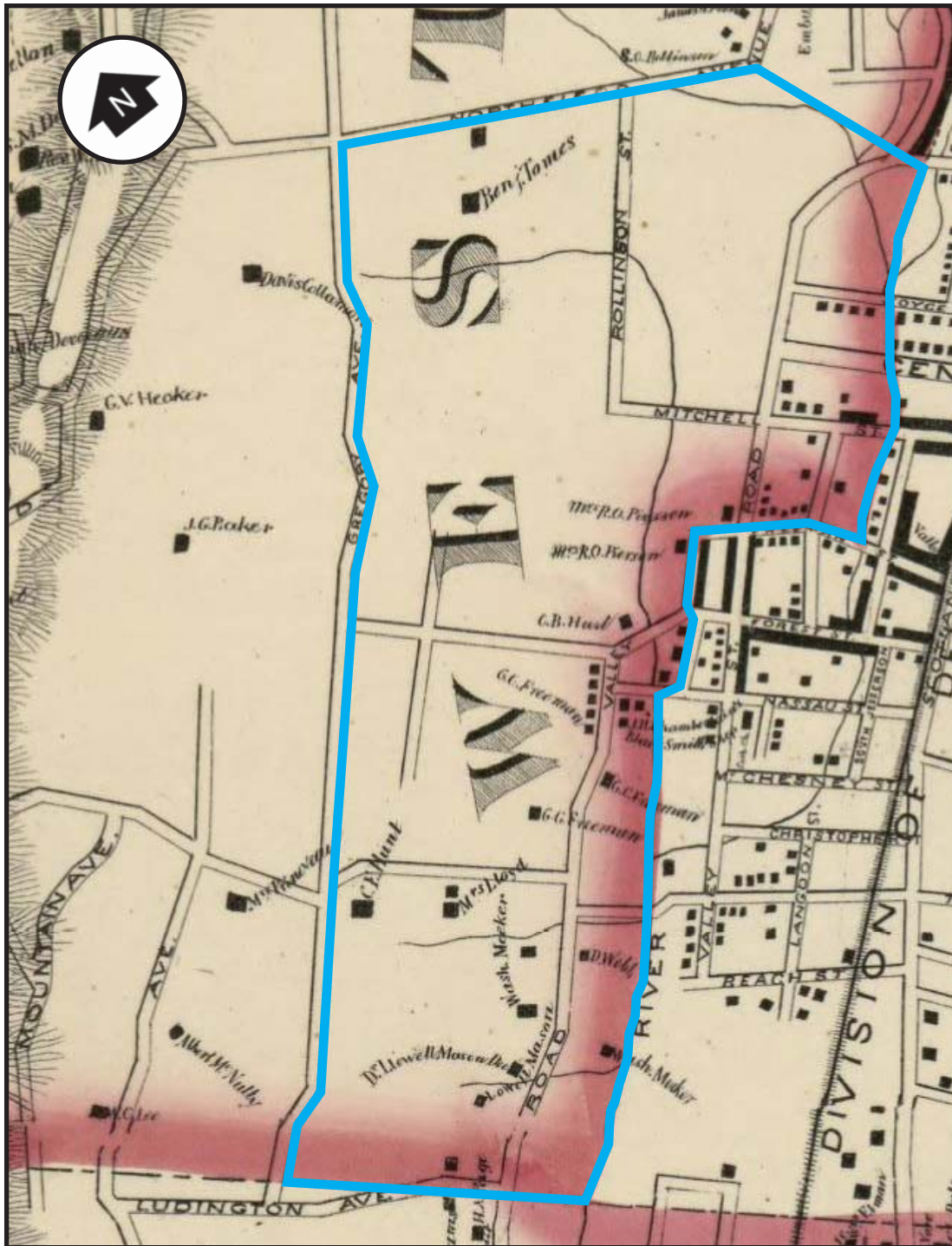


Figure 2.5. Hughes, M. *Map of Essex County, New Jersey*. 1874. Scale: 1 inch = 985 (approximately). Scale: 1 inch = ** (approximately). Location of study area indicated.

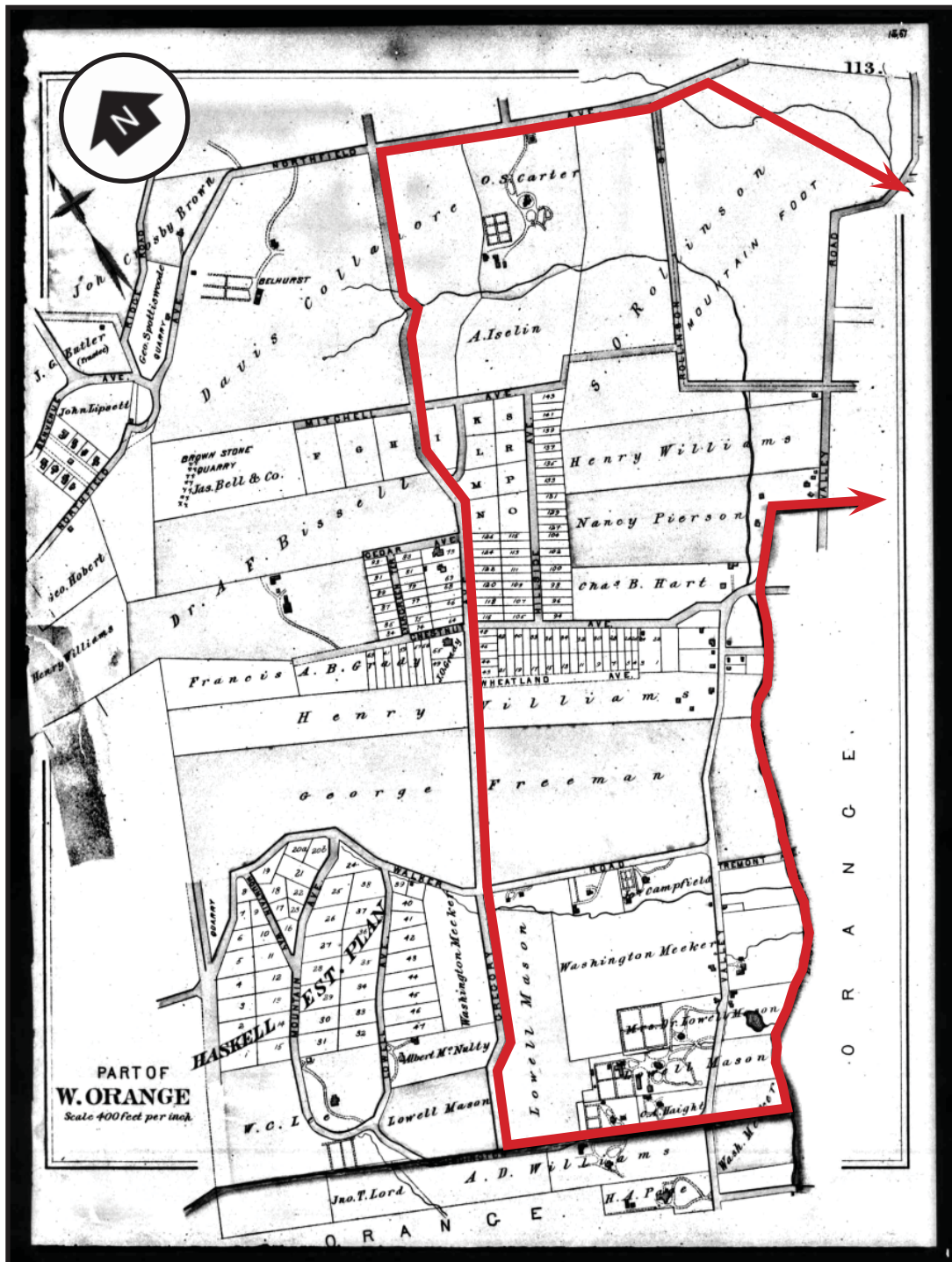


Figure 2.6. Pidgeon, R.H. and E. Robinson. *Atlas of Essex County, New Jersey*. 1881. Scale: 1 inch = 1000 feet (approximately). Location of study area indicated.



Figure 2.7a. Robinson, E. Robinson's Atlas Map of 1890. Scale: 1 inch = 380 feet (approximately). Location of study area (northern section) indicated.



Forest Hill Road had come to fruition. Particularly, a row of handsome and relatively large Victorian houses, mostly in the Queen Anne and Shingle Style styles, had been built along the south side of Forest Hill Road, forming a row of “painted ladies” marching up the hillside between Valley Road and Gregory Avenue (see Appendix B for survey forms for 64 to 110 Forest Hill Road). These houses, while on smaller lots than the larger neighboring estates, nonetheless convey a sense of the owners’ social status, each with an ample yard and carriage house. The Victorian flavor of this period is captured by many details of the map, including a toboggan slide near present-day Wellington Avenue (Photograph 2.1). Also shown are the garden paths and carriage roads of the larger estates.¹³

An unusual feature of the Lower Gregory Neighborhood is the remnant right-of-way of the Orange Mountain Cable Company. This company built a funicular or cable railroad between Valley Road and the top of First Mountain (Photograph 2.2). It operated from 1891 to 1895 until going bankrupt, and then resumed service from 1896 to 1906 as part of the South Orange & Maplewood Traction Company, which operated a trolley that connected with the funicular station at Valley Road near Union Street. The trolley line ran more-or-less parallel to Valley Road. The funicular was a double-track operation that followed an alignment that corresponds with present-day Wheatland Avenue. At the point where Wheatland Avenue currently dead ends, a linear depression continues uphill. This depression is the remnant of the earth and rock cut in which the tracks ran to maintain a steady grade. The owners of the funicular used the attraction to promote land sales of the Orange Mountain Land Company, which owned over 200 acres uphill of Gregory Avenue. The funicular went out of business in 1906 following a crash in which one of the passenger cars ran out of control downhill and slammed into another car.¹⁴

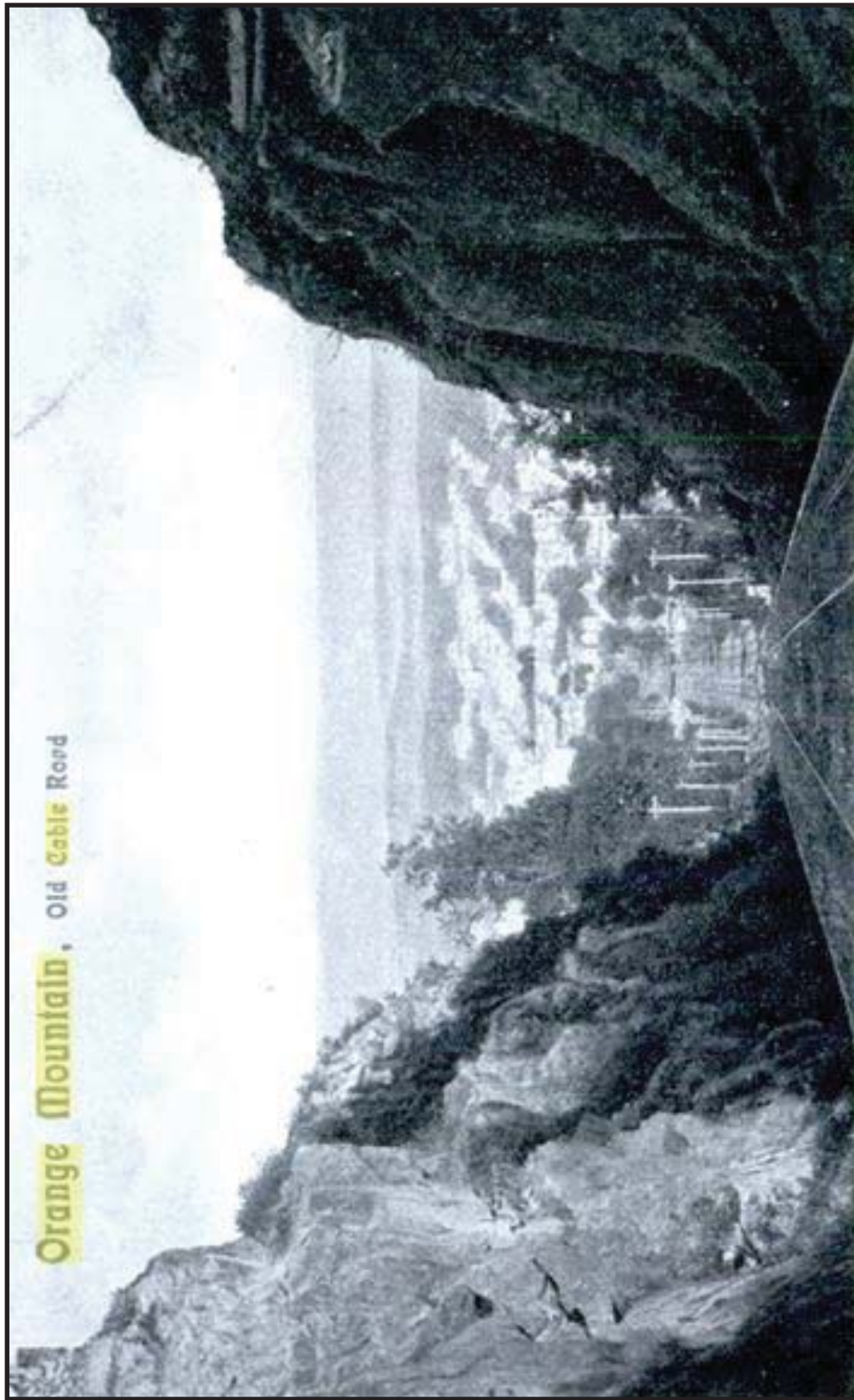
Between 1904 and 1932, the Lower Gregory Neighborhood took on its present-day architectural characteristics as illustrated by a series of atlas and fire insurance maps produced over those years (Figures 2.8-2.11). At the turn-of-the-century, new suburban residential construction with a denser development pattern took hold. As it spread, it enveloped or simply replaced older colonial farmhouses and Victorian manses. While some subdivisions seem to have been built with the assistance of an architect, most relied on contractors who drew influence from the “pattern-book” architecture of the period, which offered elevations, floor plans and revival-style influences such as cornices, brackets, and window patterns that could add variation to houses or groups of houses at relatively low cost. Over the course of the first several decades of the 20th century older architectural styles such as the Queen Anne and Shingle styles gave way to the Colonial Revival, the Dutch Colonial Revival and the Tudor Revival.

The housing stock in the neighborhood was never architecturally uniform and could vary in style and in the way it was grouped. Most of the houses, however, stayed within norms of from one-and-half to two-and-half stories and three to five bays, reflecting the prevailing tendencies in American residential architecture. Yards were important to most suburban home owners, and the ubiquitous front lawn was a departure from the street-front architecture of urban Newark and Orange. Some developers enhanced the value of their properties by introducing curvilinear street patterns and cul-de-sacs, while others chose not to vary from rectilinear patterns. Lot size varied but mostly stayed under one-half acre, and setbacks could vary as well, although most houses were rarely more than 50 feet from the street.

Detailed map analysis combined with deed work would be required to understand the totality of the pattern of suburban development in the Lower Gregory Neighborhood. It is certain, however, that no single



Photograph 2.1. Toboggan slide near present-day Hazel Avenue. *Circa 1890. Source: Fagan 2016.*



Photograph 2.2. Orange Mountain Cable Car. Circa 1900. Source: Fagan 2009.

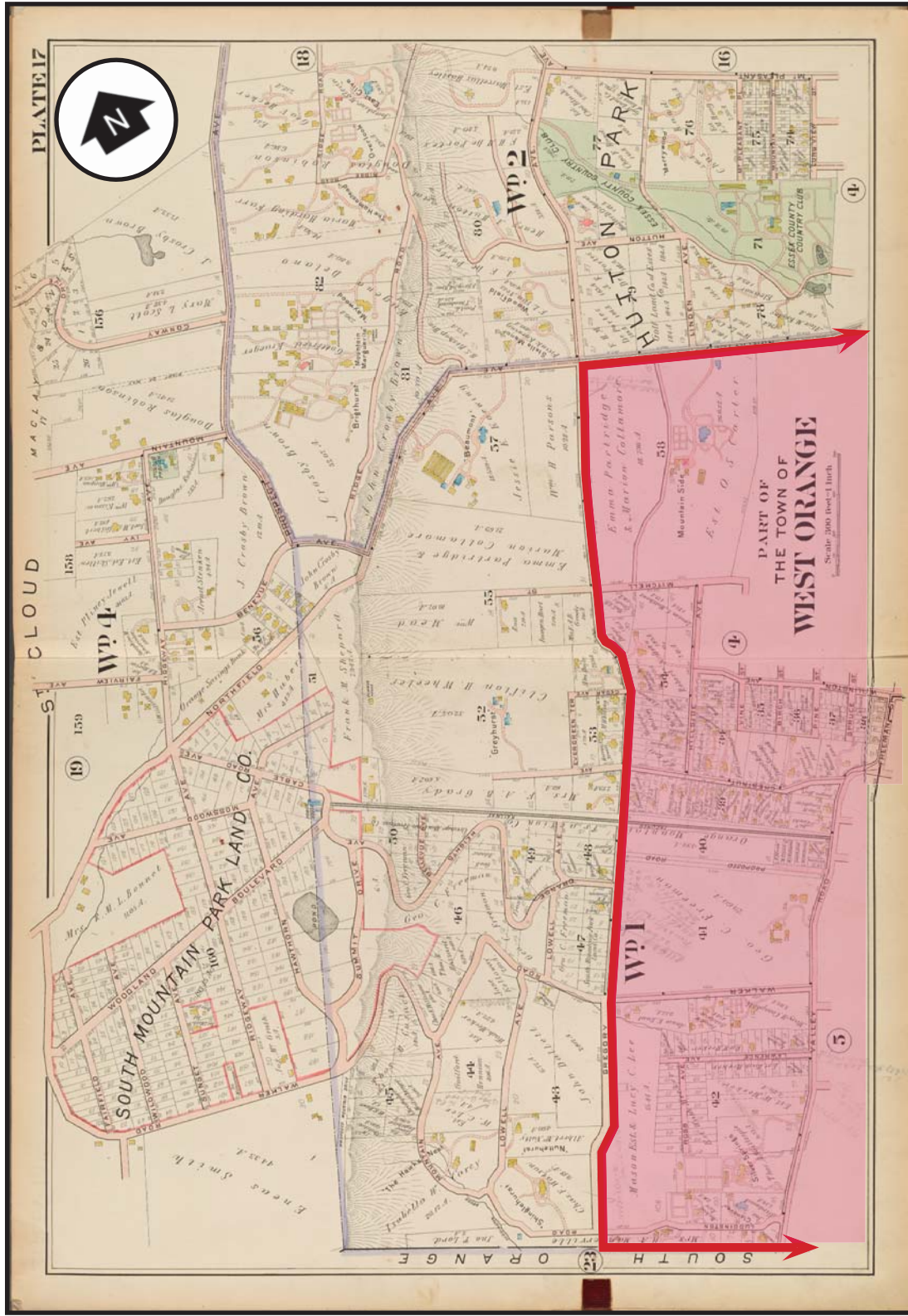


Figure 2.8a. Mueller A.H. *Atlas of the Oranges*, Plate 17. 1904. Scale: 1 inch = 1290 feet (approximately). Location of study area (western section) indicated.

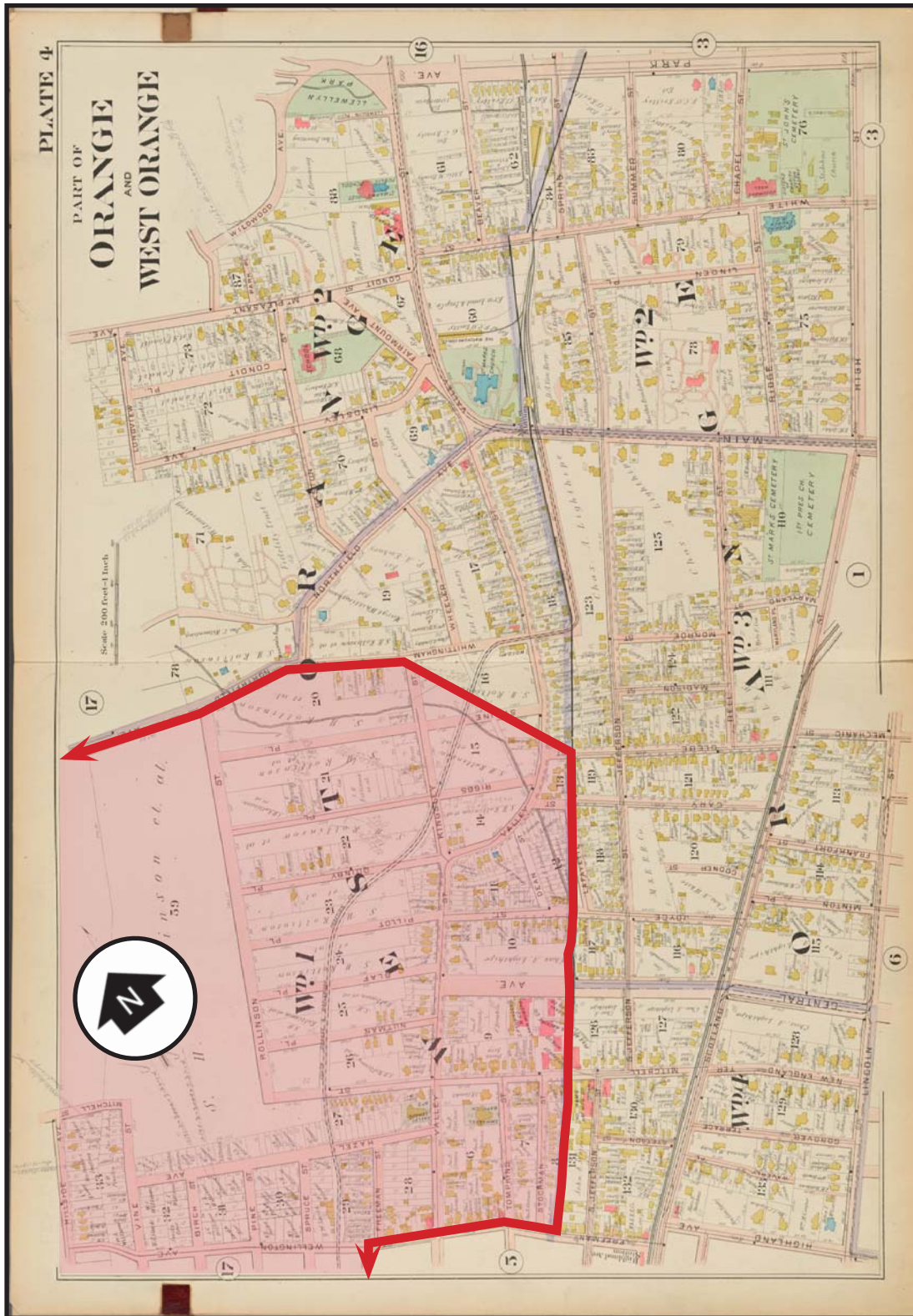


Figure 2.8b. Mueller A.H. *Atlas of the Oranges*, Plate 4. 1904. Scale: 1 inch = 480 feet (approximately). Location of study area (northeast section) indicated.



Figure 2.8c. Mueller A.H. *Atlas of the Oranges*, Plate 5. 1904. Scale: 1 inch = 685 feet (approximately). Location of study area (southwest section) indicated.

Figure 2.9a. Mueller A.H. *Atlas of the Oranges*, Plate 18. 1911. Scale: 1 inch = 670 feet (approximately). Location of study area (western section) indicated.

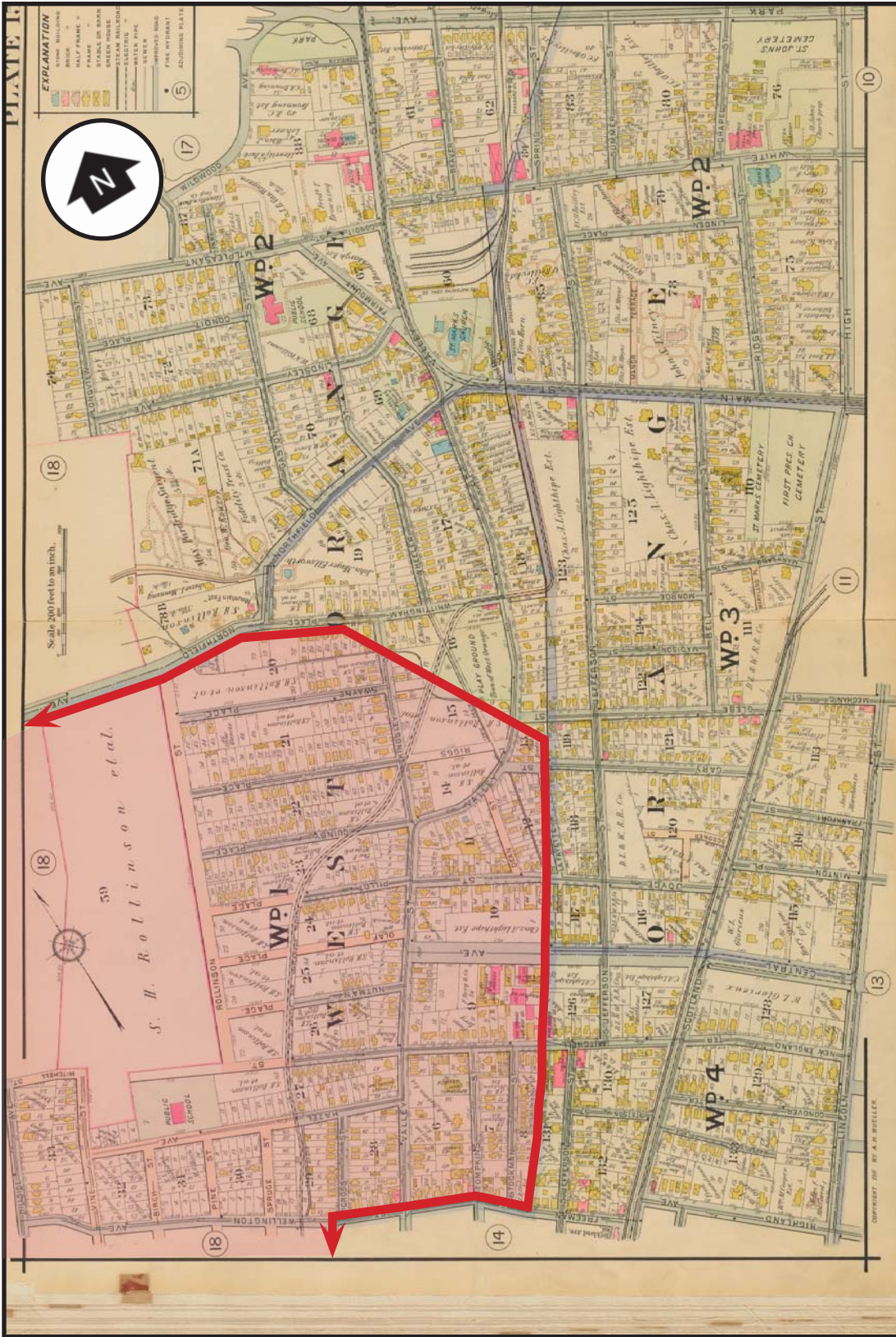


Figure 2.9b. Mueller A.H. *Atlas of the Oranges*, Plate 15. 1911. Scale: 1 inch = 445 feet (approximately). Location of study area (northeast section) indicated.

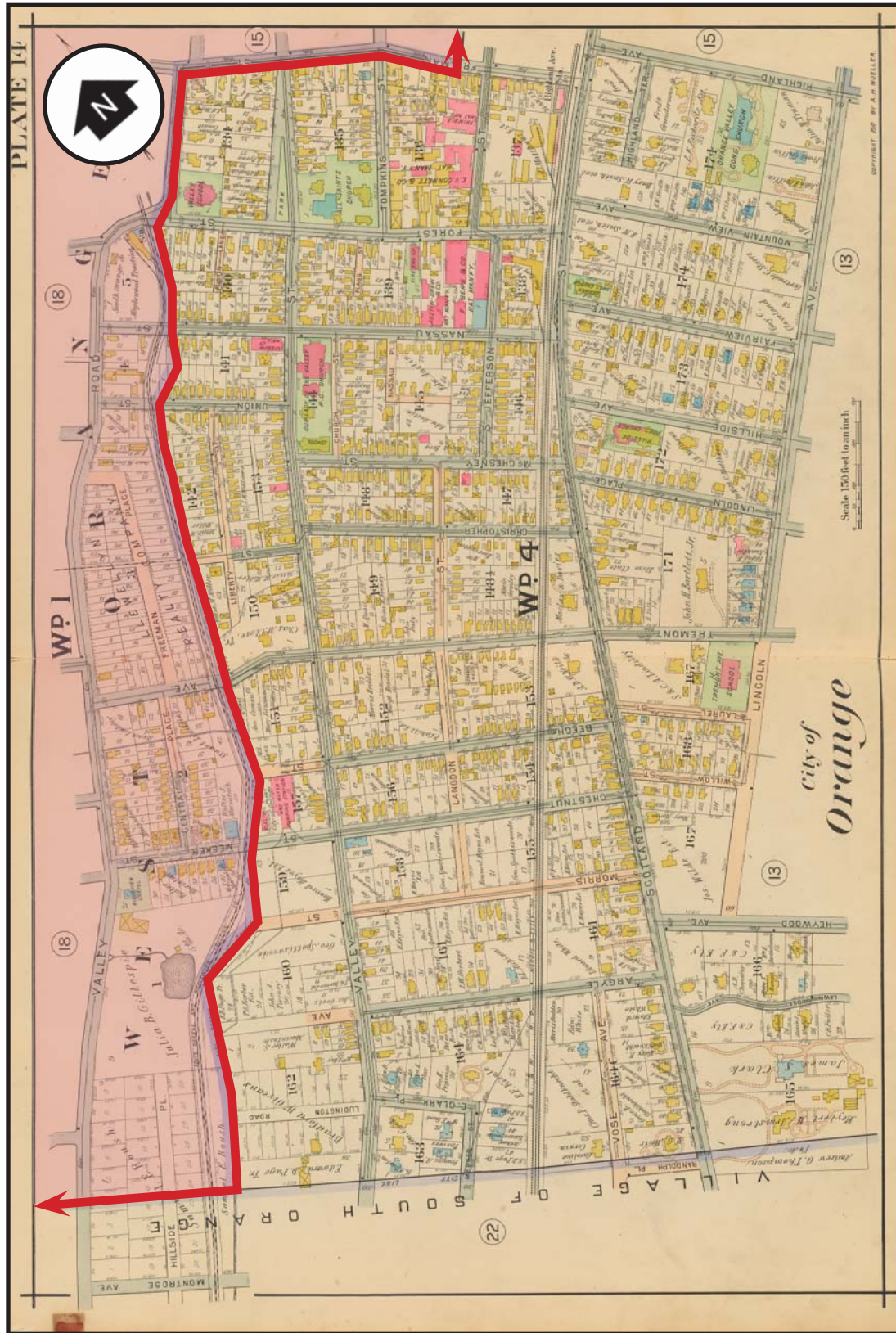


Figure 2.9c. Mueller A.H. *Atlas of the Oranges*, Plate 14. 1911. Scale: 1 inch = 600 feet (approximately). Location of study area (southwest section) indicated.

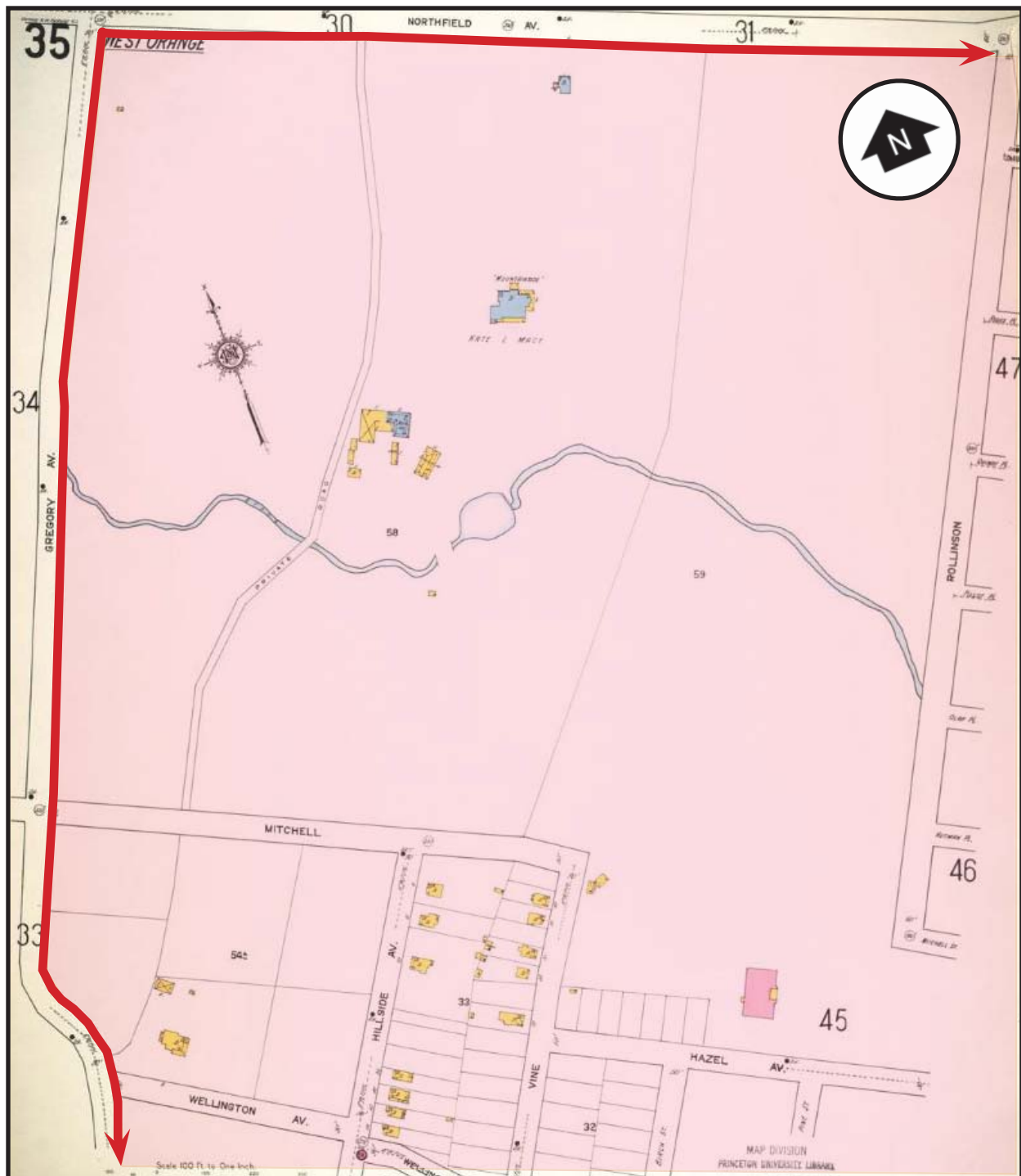


Figure 2.10a. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 35. 1912. Scale: 1 inch = 350 feet (approximately). Location of study area (center north section) indicated.

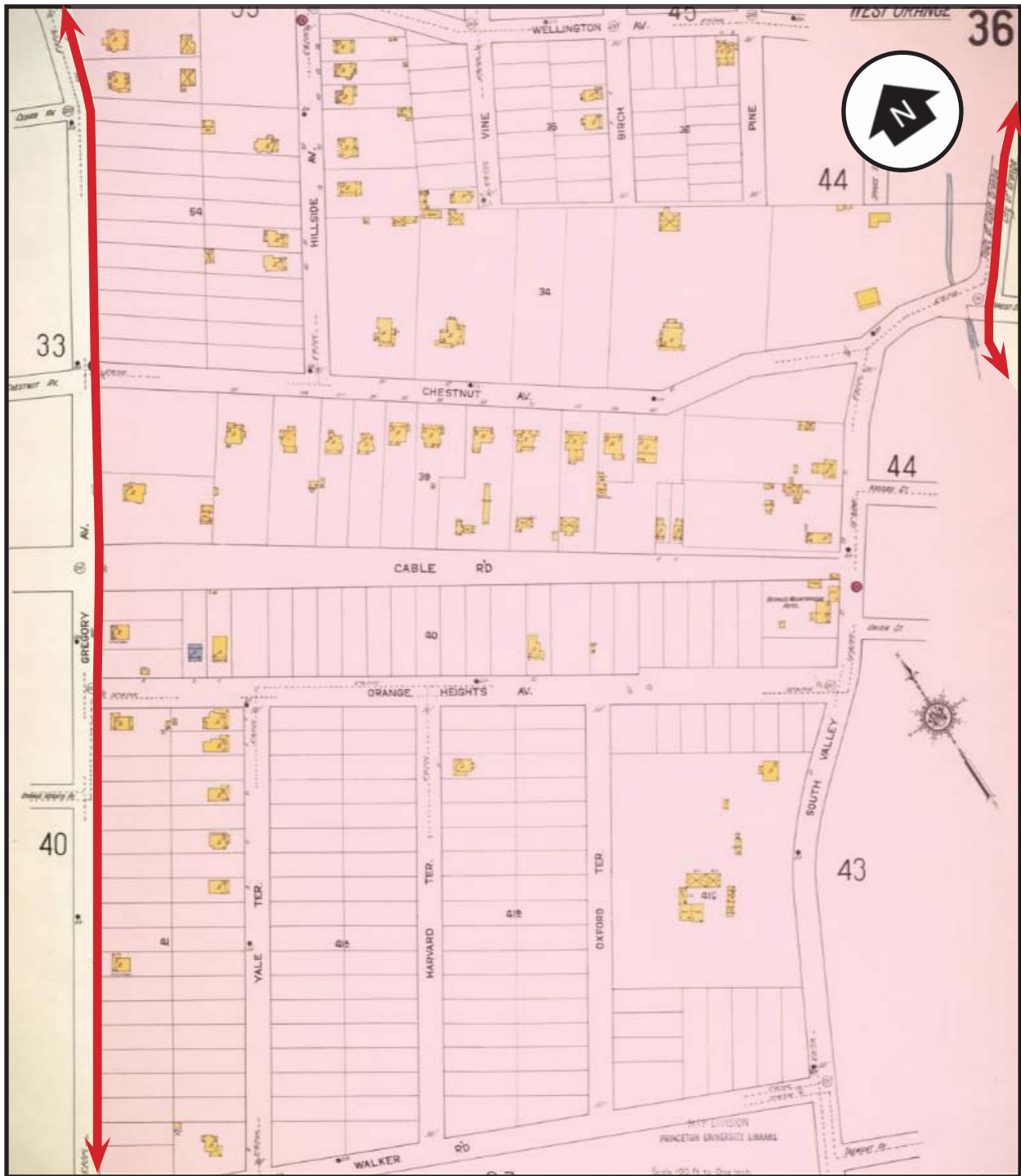


Figure 2.10b. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 36. 1912. Scale: 1 inch = 195 feet (approximately). Location of study area (center west section) indicated.

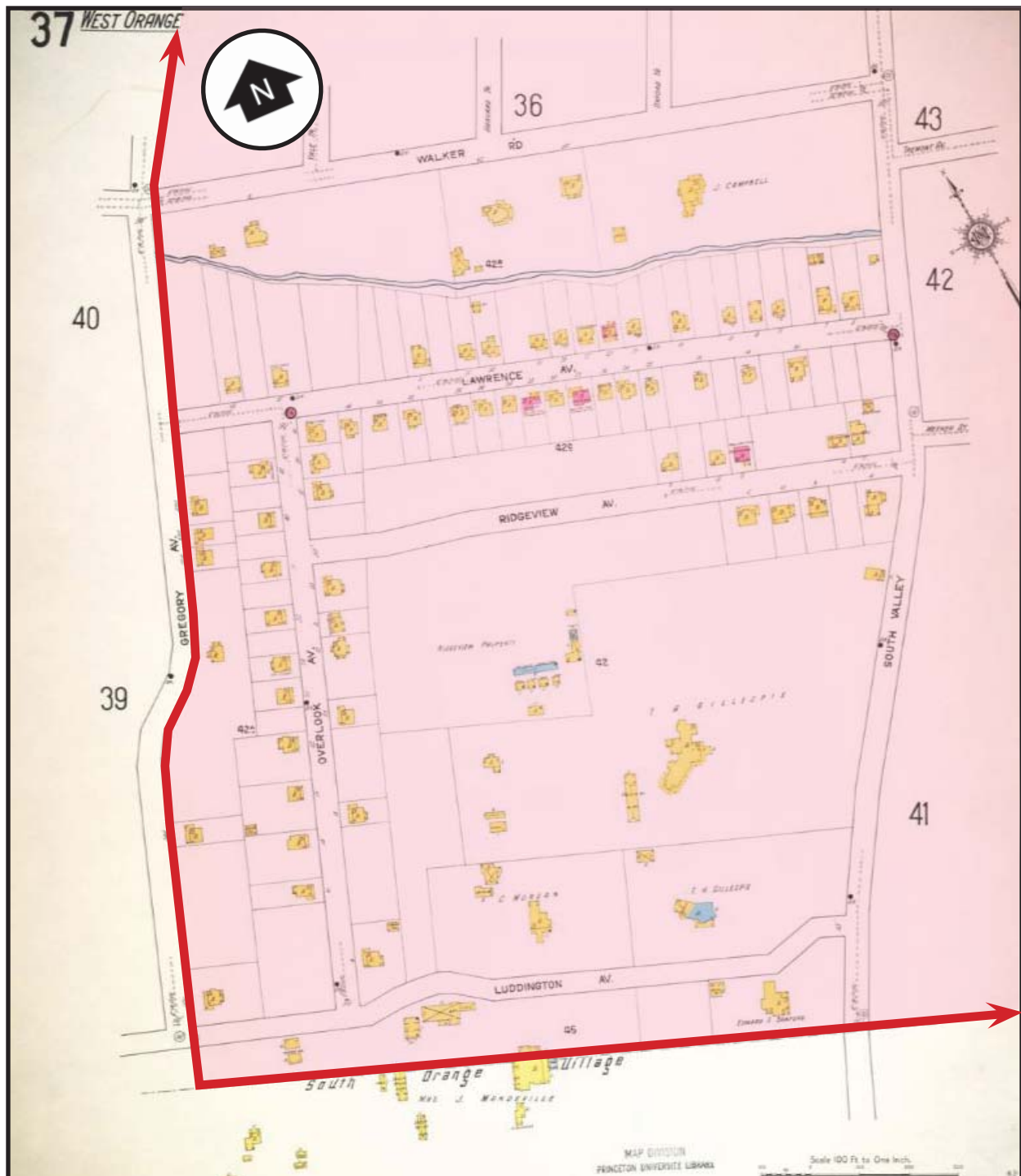


Figure 2.10c. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 37. 1912. Scale: 1 inch = 330 feet (approximately). Location of study area (southwest section) indicated.



Figure 2.10d. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 42. 1912. Scale: 1 inch = 170 feet (approximately). Location of study area (southeast section) indicated.

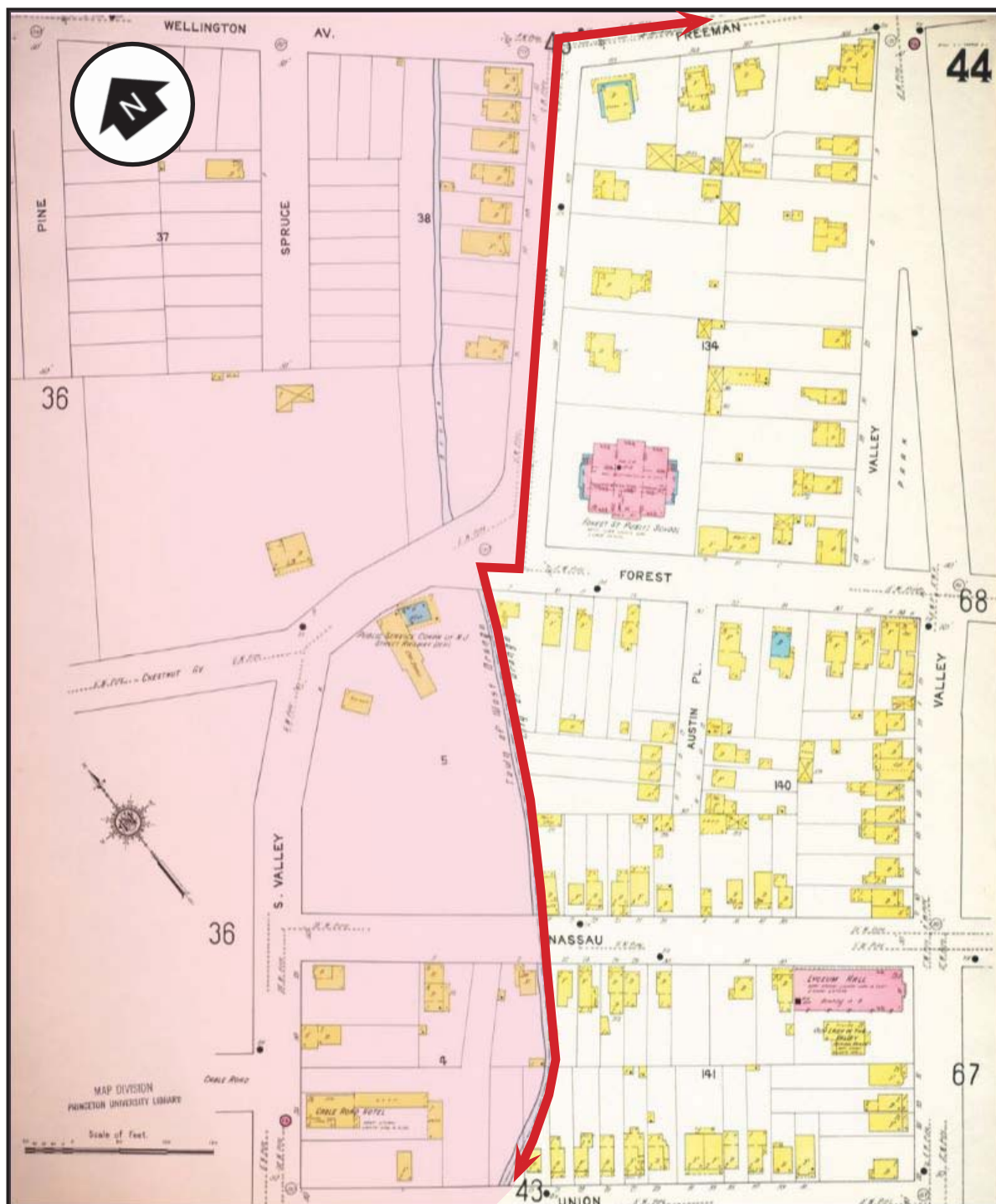


Figure 2.10e. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 44. 1912. Scale: 1 inch = 215 feet (approximately). Location of study area (center east section) indicated.



Figure 2.10f. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 45. 1912. Scale: 1 inch = 180 feet (approximately). Location of study area (center east section) indicated.

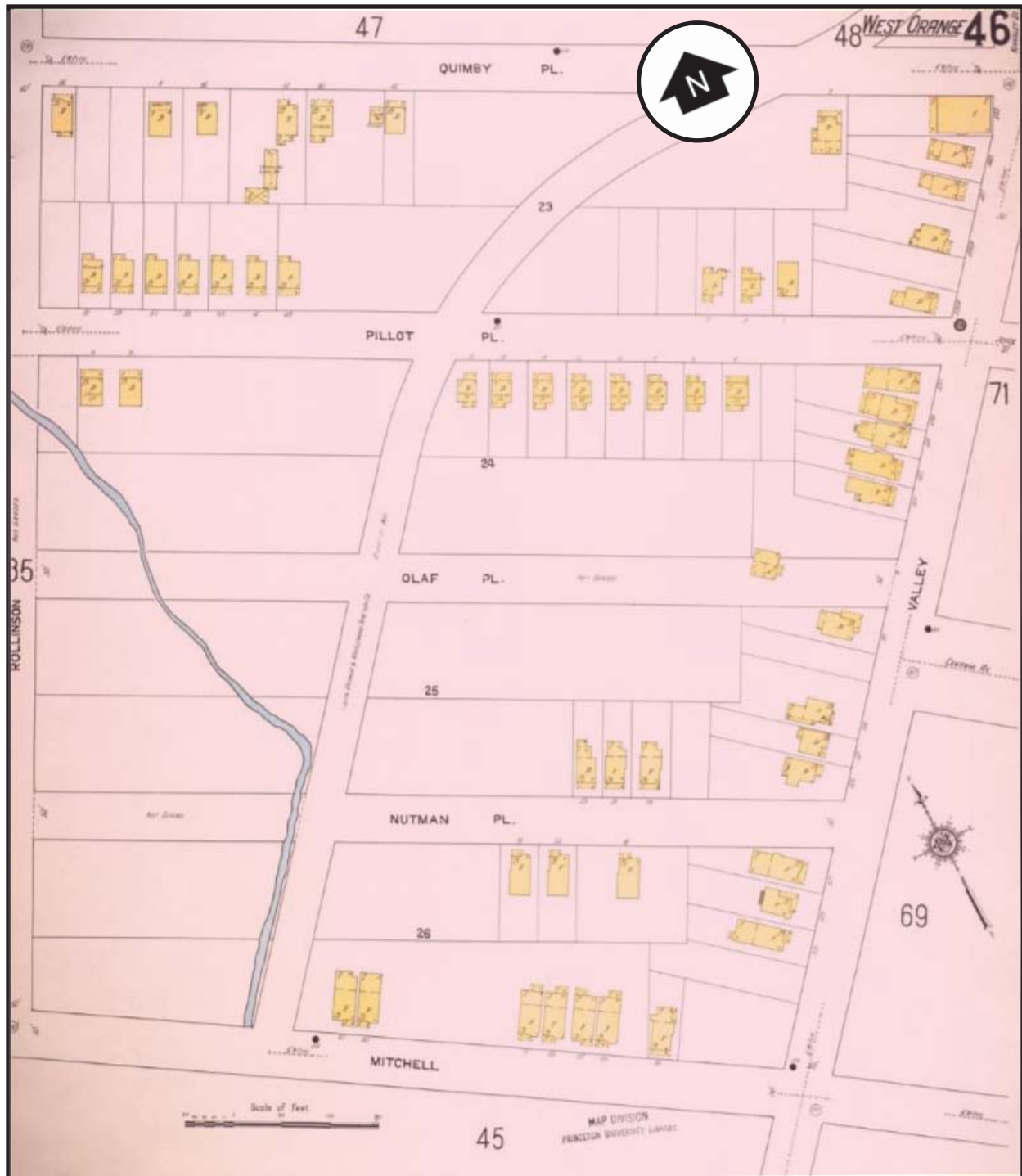


Figure 2.10g. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 46. 1912. Scale: 1 inch = 165 feet (approximately). Location of study area (northeast section) indicated.

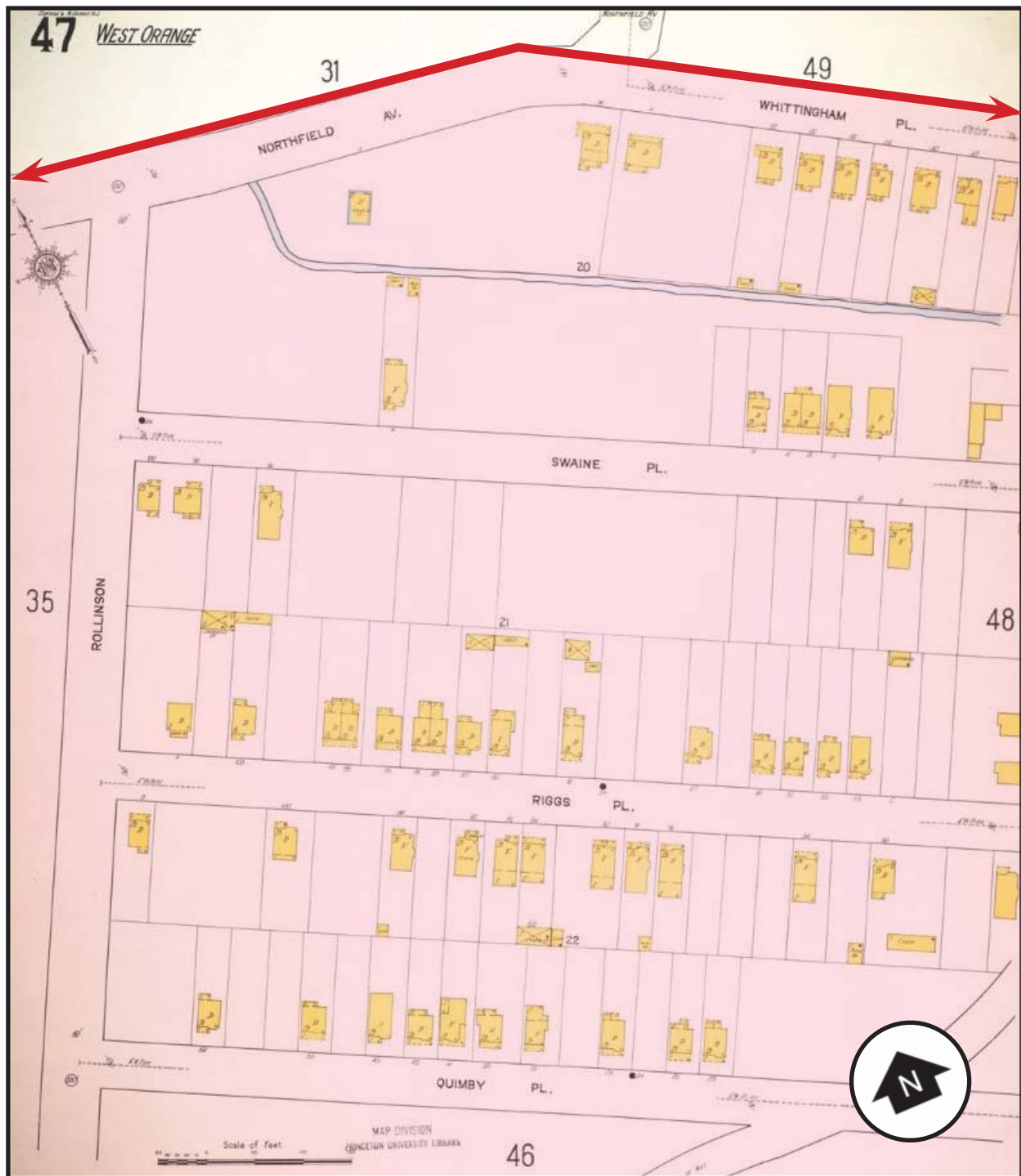


Figure 2.10h. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 47. 1912. Scale: 1 inch = 180 feet (approximately). Location of study area (northeast section) indicated.



Figure 2.11a. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 26, 1932. Scale: 1 inch = 525 feet (approximately). Location of study area (south section) indicated.

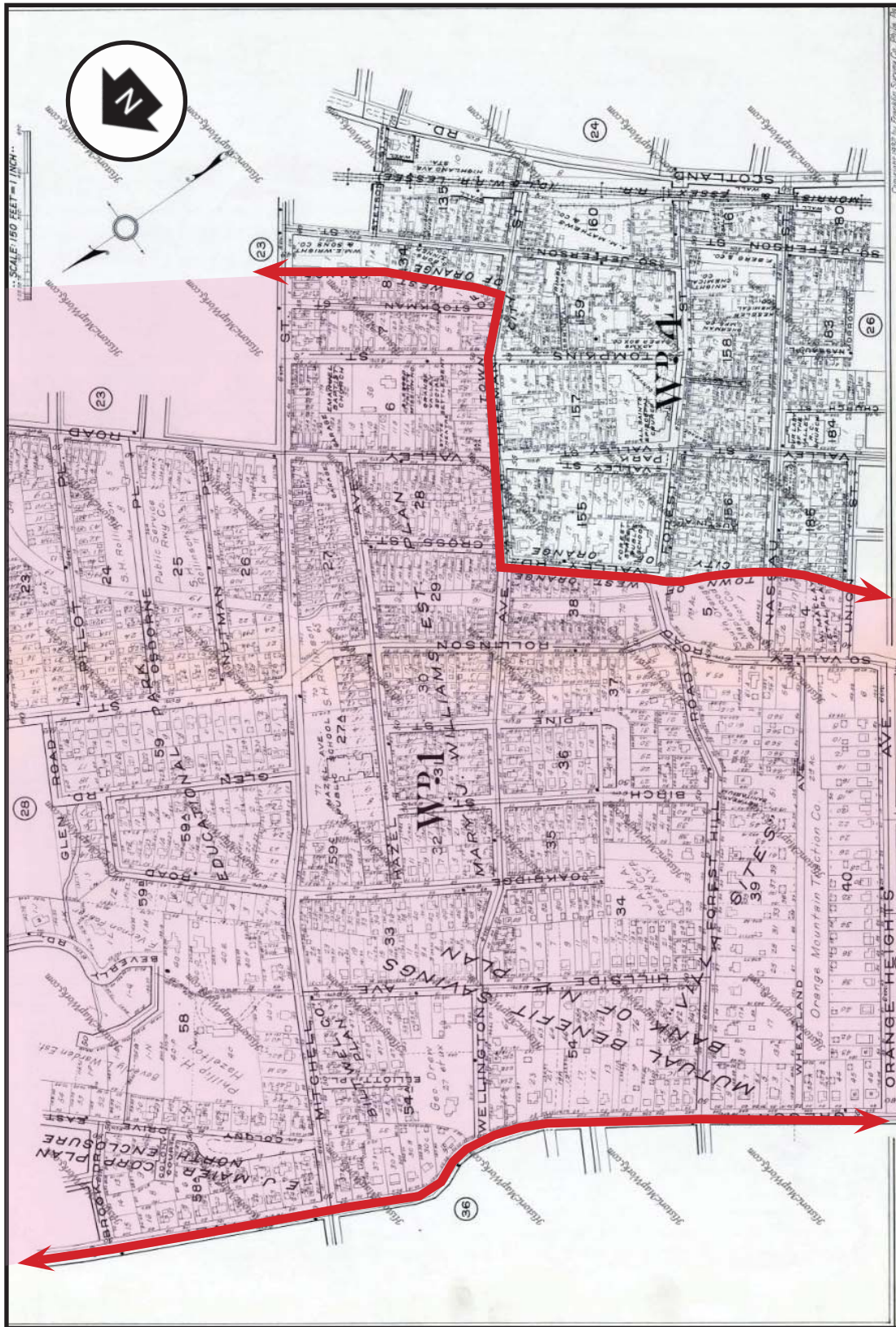


Figure 2.11b. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 27. 1932. Scale: 1 inch = 570 feet (approximately). Location of study area (center section) indicated.

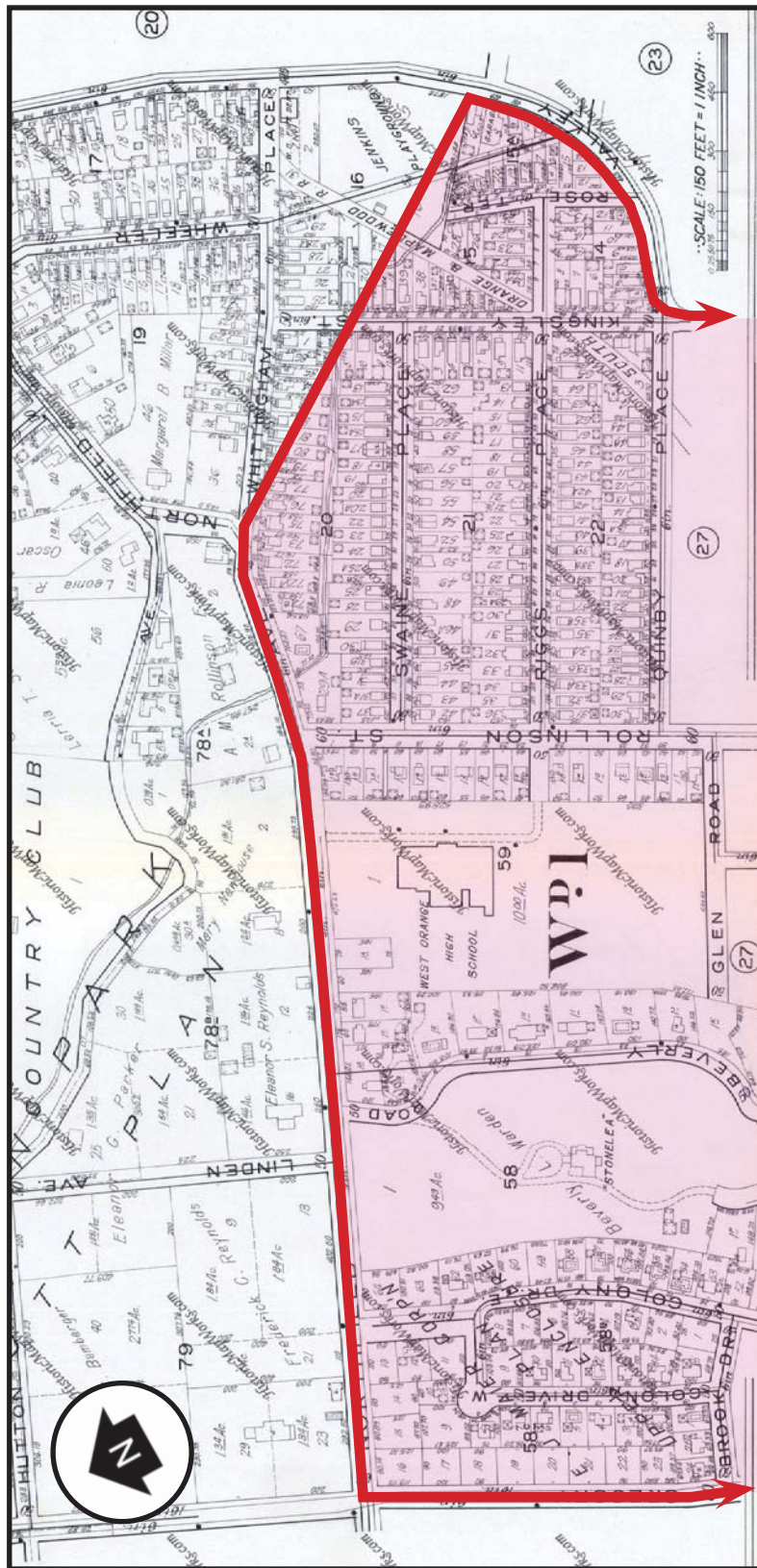


Figure 2.11c. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 28. 1932. Scale: 1 inch = 470 feet (approximately). Location of study area (north section) indicated.

developer, contractor, architect or planner was able to impose a unified vision on the neighborhood and rarely succeeded in imposing a plan on more than a few dozen properties. This lack of planning was a characteristic of the pre-World War II period when zoning was rare and developers had to do little more than decide from an economic standpoint what made the most sense in dividing and attempting to sell their land. Often sales were slower than anticipated, in part because mortgages usually bore high interest rates and short terms. Between 1900 and 1930, it appears that there were perhaps as many as ten major subdivisions (“major” being defined as subdivisions of more than 20 lots) and dozens of smaller subdivisions within the Lower Gregory Neighborhood. There also appear to have been a fair share of “false starts,” subdivisions that were not built or only partially completed due to troubles with financing or slow sales.

For the purposes of this survey, the West Orange Historic Preservation Commission has divided the Lower Gregory Neighborhood into five sections. Strictly speaking the sections are not historically derived place names, but groupings of buildings and streets that have outwardly similar landscapes or complementary architectural styles.

In the *South Valley Road Corridor*, along the road and to its east, the development is a mix of some four to five hundred mostly residential and some commercial buildings that would have been described in the latter part of the 19th and early 20th century as a streetcar suburb for “the middling sort” of factory workers, clerks and shopkeepers (Photograph 2.3). Here the lots are narrow, the landscape flat and the focus is in support of the City of Orange and its railroad corridor to the east. This section was the earliest of the survey areas to develop with the majority of buildings dating from the 1890s to 1910s. Many lots contain narrow one- and two-family homes intended to serve those

employed by the industries along the border of West Orange and Orange and who could afford to purchase and own a house.

Educational Park consists of middle-class housing dating mostly from the mid-1900s to 1920s (Photographs 2.4-2.6). It is the largest section of the Lower Gregory Neighborhood, consisting of approximately 600 houses, and is bounded on the east by Valley Road and the former right-of-way of the South Orange & Maplewood Traction Company, to the north by Northfield Avenue and Mitchell Street, to the west by Gregory Avenue, and to the south by Wheatfield Avenue and the former right-of-way of the Orange Mountain Cable Company.

The housing styles in Educational Park are predominantly Colonial Revival and Dutch Colonial Revival, but also include Tudor Revival, English Cottage, Arts and Crafts, and Foursquares. Significantly, Educational Park incorporates the neighborhood’s only surviving concentration of late Victorian houses, about a dozen of which dominate the south side of Forest Hill Road (former Chestnut Avenue) with several additional examples on Hillside Avenue between Forest Hill Road and Wellington Avenue (Photograph 2.7). There are also a few concentrations of post-World War II in-fill, primarily of later Colonial Revival style influence.

The largest of the subdivisions in Educational Park, and for that matter all of the North Gregory Neighborhood, is the Rollinson subdivision created from the large estate of Simeon H. Rollinson, after whom Rollinson Street is named.¹⁵ This subdivision, which mostly dates to the 1910s, is located in the northeast end of the neighborhood, bounded to the north by Gregory Avenue and the south by Mitchell Street, encompassing some eight square blocks, which are long and narrow. The street pattern is a rectilinear grid bounded to the west by Rollinson Street and to



Photograph 2.3. South Valley Road Corridor, view looking northeast from intersection with Ridgeview Avenue (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0017)).



Photograph 2.4. Educational Park Section, view looking east on Mitchell Street from the Hazel Avenue School campus (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0092]).



Photograph 2.5. Educational Park Section, view looking east on Hazel Avenue from Pine Street (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0101]).



Photograph 2.6. Educational Park Section, view looking east on Quimby Place (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0168]).



Photograph 2.7. Forest Hill Road, view looking west. The Victorian houses are set well back from the street with many mature trees and shrubs blocking views. See Table 3.2 for individual views of the houses (photographer Eryn Boyce, August 2016; HRI Neg. #16043/D1:0281J).

the east by Kingsley Road, with east-to-west cross streets of Swain Place, Riggs Place, Quimby Place, Pillot Place, Osborne Place and Nutman Place.

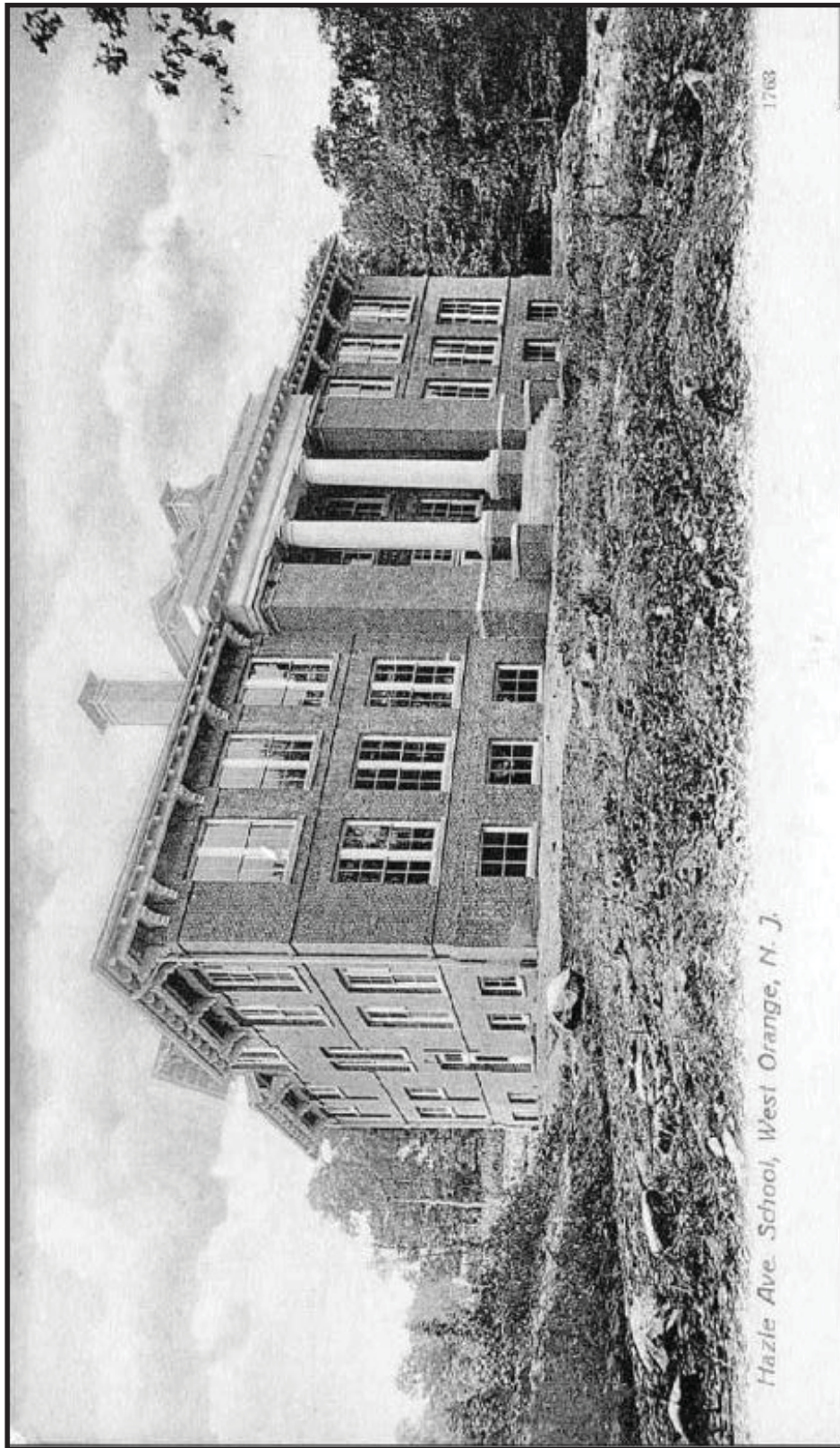
West and southwest of Rollinson Street, Educational Park steps up the lower slope of First Mountain through a series of streets that form a terrace-like pattern. Educational Park is a relatively recent designation for the area, derived from the schools that are within or bordering this section. These include the Hazel Avenue School of 1905 and the West Orange High School (now Seton Hall Preparatory School) of 1923 (see Appendix B for the survey forms for 45 Hazel Avenue and 120 Northfield Avenue), and the Gregory Avenue School and the Mitchell Street School. Both the Hazel Avenue School and the West Orange High School are favorably located on terraces with their campuses overlooking Rollinson Street. The Hazel Avenue School is a Georgian Revival-style brick building (Photograph 2.8), while West Orange High School is Collegiate Gothic Revival (Photograph 2.9). They are by far the largest and most architecturally formal of the buildings to be found anywhere in the Lower Gregory Neighborhood, and they speak directly to the value that West Orange's citizens have traditionally placed on education.

The *Colony Drive East and West* section is located in the northwest corner of the Lower Gregory Neighborhood and is bounded to the north by Northfield Avenue, the west by Gregory Avenue, the south by Mitchell Street, and the east by the campus of Seton Hall Preparatory School. This section is comprised of two late-1920s subdivisions known as the North Enclosure and Stoneleigh. Together the two subdivisions comprise approximately 100 houses arranged around a curvilinear street pattern within the box formed by the surrounding streets. Colony Drive East and West form the main north-to-south axis for the North Enclosure with Colony Drive East dividing at its south end to form a small grassy mall and main entrance into the subdivision (Photograph 2.10). The houses on the

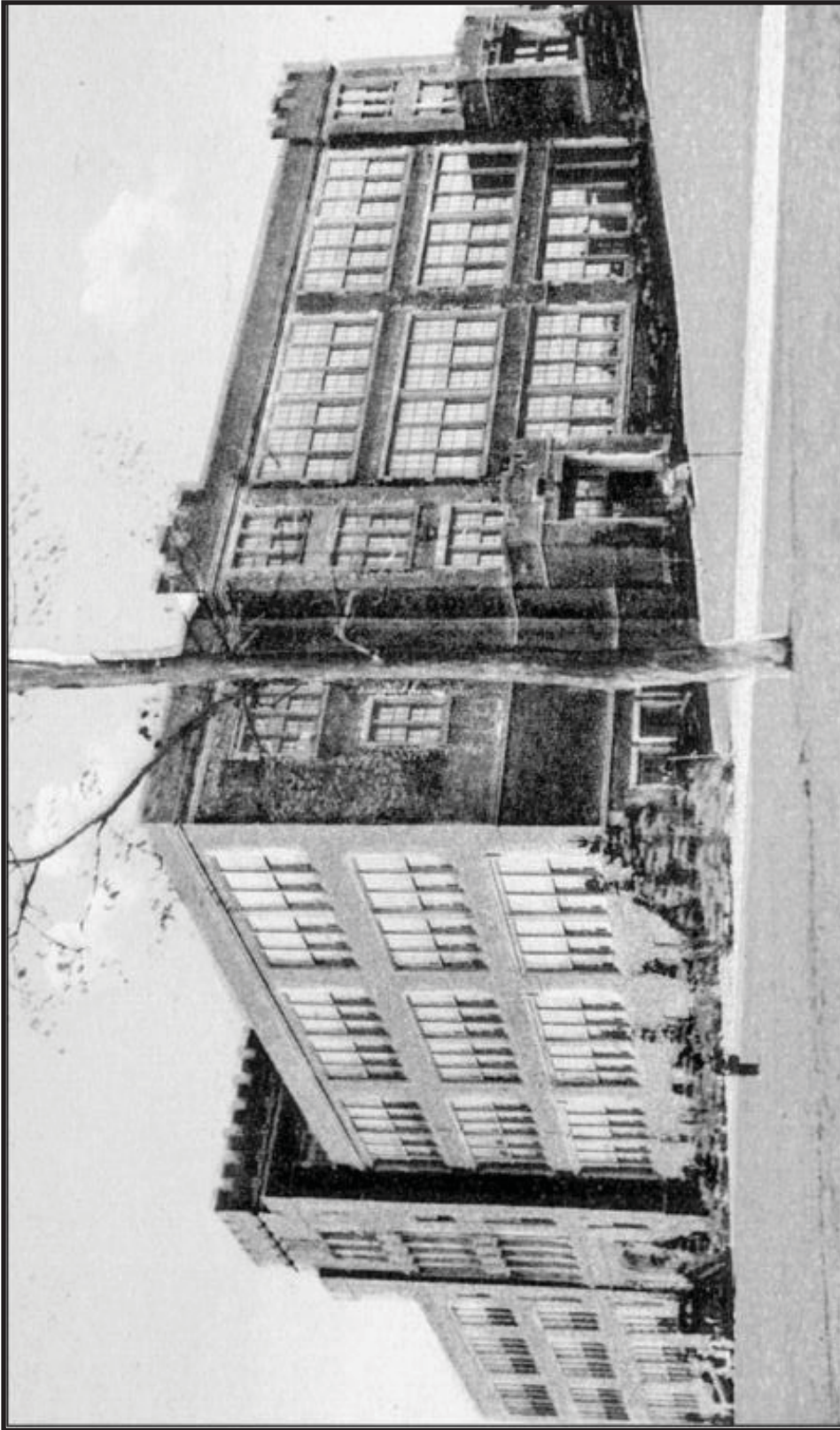
Colony drives are handsome Tudor Revival cottages of the late 1920s, providing this area with one of the most cohesive expressions of the suburban ideal to be found in the Lower Gregory Neighborhood. The North Enclosure was platted in 1927 by the E.J. Maier Corporation of Newark.¹⁶ The late-1920s English cottage theme is continued along the east side of Gregory Avenue, although the houses on this main thoroughfare tend to be smaller and somewhat more formulaic than those on Colony Drive East and West.

To the east of the North Enclosure is a subdivision known as Stoneleigh arranged around a U-plan street pattern formed by Beverly and Carter Roads. The subdivision was platted in 1924, and thus predates the North Enclosure subdivision to its west by a few years, but its development was less uniform and extended over several decades.¹⁷ The houses on Beverly Road include several fine, large examples of English Revival-style architecture of the late 1920s to 1950s. The brownstone house at 50 Beverly Road is an impressive mid-1920s English-style manse that at one time was the home of Abner "Longy" Zwillman, a notorious North Jersey organized crime leader who ran booze during Prohibition. Development of Beverly Road and Carter Road was not complete until the 1950s, and later houses include a mix of mid-century Colonial Revival and split-level houses, and one strikingly out-of-place architect-designed Modernist house of 1959 at 31 Carter Road.

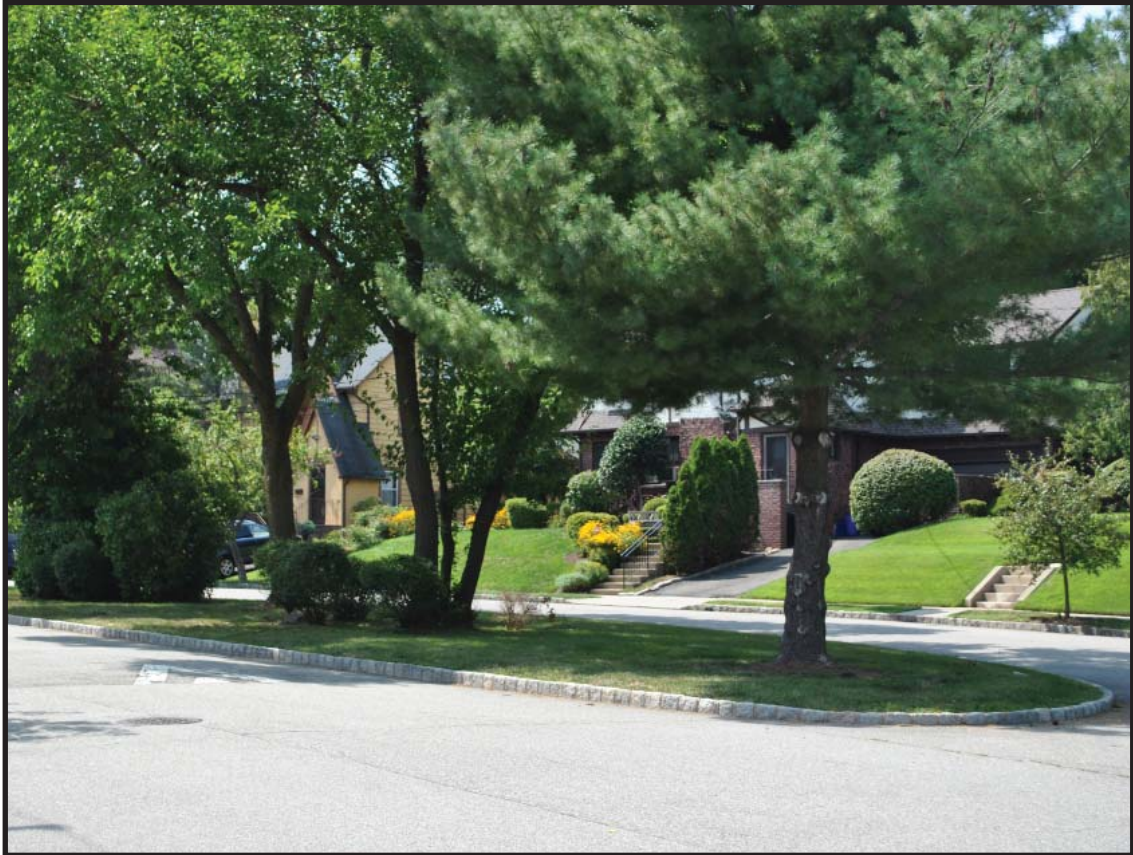
The *Yale, Harvard and Oxford Terrace* section consists of approximately 150 houses that are bounded to the west by Gregory Avenue, to the north by the former cable road, to the east by South Valley Road and to the south by Walker Road (Photograph 2.11). This section developed during the mid-1910s and 1920s. Its housing stock offers a good representative sampling of Colonial Revival and Dutch Colonial Revival styles. The street pattern is basically rectilinear with the terrace-named streets running along lines of contour and stepping up the hillside. Scattered



Photograph 2.8. Hazel Avenue School. Circa 1905. Source: Fagan 2009.



Photograph 2.9. West Orange High School. *Circa 1923*. Source: Fagan 2009.



Photograph 2.10. Mall at the entrance to Colony Drive East off of Mitchell Street, view looking north. See Table 3.3 for individual views of houses (photographer Eryn Boyce, August 2016; HRI Neg. #16043/D1:0524]).



Photograph 2.11. Yale, Harvard and Oxford Terrace Section, view looking east on Orange Heights Avenue (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0046)].

within this section are a handful of earlier Victorian houses, mostly on Walker Road, which was among the oldest north-to-south streets in the Lower Gregory Neighborhood. The Yale, Harvard and Oxford Terrace section illustrates a uniformity of design, particularly in scale and form of the mostly two-story, three-bay houses, but this uniformity is masked by skillful variations in material, detail and scale as applied to the individual houses.

The *Walker Road to Luddington Road* section is located at the southwest corner of the Lower Gregory Neighborhood (Photograph 2.8). This section of approximately 250 houses developed a bit later than its neighbors to the north, with most construction occurring from the late 1920s to 1950s after the several Victorian estates in this area were sold and broken up. There are, however, a few remaining 19th-century structures from the pre-subdivision days and one colonial dwelling at 4 Ridgeview Avenue (the Meeker House). Though not particularly high-style, the houses in this section have more ornament and less uniformity than those in the sections to the north, and also tend to be slightly larger in relation to the size of their lots. The houses along Ridgeview Avenue and Gregory Avenue exhibit a typical mix of Colonial Revival and Dutch Revival-style houses. The eastern end of Luddington Road is characterized by large Colonial Revival houses, many of which date from the 1950s, while its western end was developed somewhat earlier in the 1920s and features several fine examples of English manor and cottage-style houses. Near the center of this section is a development known as Silver Spring Park, arranged around a U-plan street pattern formed by Silver Spring Road and Clonavor Road. Silver Spring Park was constructed starting in 1926 and exhibits a mixture of Colonial Revival and English Revival houses. Intermixed with these revival styles are houses of a somewhat later vintage, probably indicating that many lots were left undeveloped until the economic recovery following World War II. Walker Court, a small development of just four houses

on a curvilinear drive southwest of the intersection of Walker Road and Valley Road, is an unusual (for West Orange) example of Federal Revival-style architecture of the 1920s.

Endnotes

¹Part A of this summary history is a slightly revised version of the history that appears in Hunter Research, Inc., *Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex County, New Jersey*, Chapter 2.A (September 2014), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

²Joseph Fagan, *History of West Orange* (n.d.), on line at www.westorange.org [accessed September 2014].

³John P. Snyder, *The Story of New Jersey's Civil Boundaries, 1606-1968* (Trenton, New Jersey: Bureau of Geology and Topography, 1969), pp. 127, 128, 130, 133; Joseph P. Nole II, *West Orange* (Charleston, South Carolina: Arcadia Publishing, 1998), n.p.

⁴William H. Shaw, *History of Essex and Hudson Counties, New Jersey* (Philadelphia: Everts & Peck, 1884), p. 860.

⁵John Hills, *A Sketch of the Northern Parts of New Jersey* (1781), on file at the Library of Congress, Washington, D.C.

⁶Wikipedia, *West Orange, New Jersey* (2014) [historic population statistics compiled from U.S. Census data], on line at en.wikipedia.org/wiki/West_Orange_New_Jersey [accessed September 2014].

⁷J.C. Sidney, *Map of Essex County, New Jersey* (Newark, New Jersey: Hiram A. Bedling, 1850); H. F. Walling, *Map of Essex County, New Jersey* (New York: Baker & Tilden, 1859); Shaw (1884), pp. 813-816; Acroterion, *West Orange Historic Sites Survey* (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey; Acroterion, *Local Landmark Designation Report*, 21 South Valley Road (March 1996), on file West Orange Historic Preservation Commission, West Orange, New Jersey; and

Acroterion, Landmark Designation Report, 29 South Valley Road (March 1996), on file at the West Orange Historic Preservation Commission, West Orange, New Jersey.

⁸Acroterion, West Orange Historic Sites Survey (1992), p. B52:1-2, on file at the West Orange Historic Preservation Commission, West Orange, New Jersey.

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

¹⁰Sidney (1850); Walling (1859); R. H. Pidgeon and E. Robinson, *Atlas of Essex County, New Jersey: From actual surveys and official records* (New York: E. Robinson, 1881); Elisha Robinson, *Atlas of Essex County, New Jersey* (New York, 1890); A. H. Mueller, *Atlas of the Oranges* (Philadelphia, 1904, 1911).

¹¹Matthew Hughes, *Map of Essex County, New Jersey* (West Orange, New Jersey, 1874).

¹²Pidgeon and Robinson (1881).

¹³Robinson (1890).

¹⁴Joseph F. Eid, Jr. and Barker Gummere, *Streetcars of the New Jersey, Metropolitan Northeast*, Volume III (n.p., 2007) pp. 57-59.

¹⁵Mueller (1904, 1911).

¹⁶Acroterion (1992), p. B47:2.

¹⁷*Ibid.*, pp. B45:1-2.

Chapter 3

DATA SUMMARY

A. FIELDWORK METHODOLOGY

In August and September 2016, Hunter Research architectural historians made field visits to the Lower Gregory Neighborhood study area. Data was collected on the 45 properties on the study list, as well as on the general setting and historical character of the study area. During these visits, notes and photographs were taken. Property locations and boundaries were verified against GIS site maps that had been produced using street address and tax lot/block numbers from current township-provided tax maps.

Data collected in the field were compiled and entered into the project's MS-Access database. At the same time, data were compared with historical documentation, particularly historic cartographic sources (see Chapter 2) used to assist with the identification of buildings and confirm dates of original construction and alteration. These data were also compared against prior data from the Acroterion survey of 1992 to determine if there had been any substantial changes in the state of historic preservation.¹ The database fields were completed to the greatest extent possible. Fields were left blank only when such data were unavailable or inaccessible, such as for roof materials or foundations when not visible from the public right-of-way. The survey team did not enter private property and some limitations in data collection were encountered due to vegetation and distance from the street.

A New Jersey Historic Preservation Office (NJHPO) intensive-level survey form with building attachment(s) was produced for each property (see Appendix B, Volume II). The typical site form is from 4 to 6 pages and includes a photograph, tax map, aerial photograph site map (with tax parcel outlined), Bing

oblique aerial view with property identified, property description, setting description, bibliography and eligibility recommendation. An eligibility worksheet was also prepared for select properties that were identified as individually significant. Worksheets include additional historical background and justification of National Register Criteria eligibility.

B. RESULTS OF FIELDWORK

A total of 45 individual properties were surveyed in the Lower Gregory Neighborhood. Figure 3.1 is a tax parcel map showing property location and keyed to eligibility recommendations.

Individually Distinguished Properties – Of the 45 properties, seven (7) were judged to be individually significant and potentially eligible on their own merits for listing on the State and National Registers of Historic Places or as West Orange Township Historic Landmarks. Of these seven individually eligible properties, six are private dwellings and one is a school. Table 3.1 summarizes the findings and areas of historical significance for each of the seven individually eligible properties. Please refer to the survey forms in Appendix B and the attached Eligibility Worksheets for additional history and eligibility justification.

Discussion of Previously Identified Potential Historic Districts –The scope-of-work for this project did not include survey of potential historic districts, however, it was clear to the surveyors that there are several areas of the Lower Gregory Neighborhood that could potentially qualify as historic districts. For instance, the Acroterion survey of 1992 identified seven (7) potential historic districts – a Forest

Hill Road Historic District, an Educational Park Historic District of the area west of Rollinson Street and north of Mitchell Street, a Luddington Terrace Historic District, a Luddington Realty Company Historic District (Overlook Avenue and south end of Gregory Avenue), a Silver Spring Park Historic District, a Stoneleigh Historic District and a North Enclosure Historic District.² These historic districts were identified by Acroterion through identification of discrete patterns of suburban development within the neighborhood. These historic districts appear to remain justifiable based on observed levels of historical integrity in 2016.

The advantage of historic districts is that they capture the architectural and historical significance of groupings of buildings that may not merit listing on their own individual merits. This is usually the case in the Lower Gregory Neighborhood where residential buildings are rarely of individual high architectural merit but together represent “a significant and distinguishable entity whose components may lack individual distinction.”³ Useful discussions of the eligibility of suburban housing as potential historic districts can be found in the *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (2002)⁴. These guidelines provide a sound basis for looking at the history of suburban neighborhoods of the period in which the Lower Gregory Neighborhood developed and recognizing the ways that these neighborhoods reflect important long-term trends in the development and growth of a locality or metropolitan region.

During fieldwork for this project, two potential historic districts in particular stood out because of the number of properties from the list of 45 that are located within their potential boundaries. The first is a potential Forest Hill Road and Hillside Avenue Historic District and the second is a potential Northern Enclosure Historic District.

The Forest Hill Road and Hillside Avenue Victorian Historic District would include the houses on the south side of Forest Hill Road between Rollinson Street and Gregory Avenue and the north side of the street between Birch Street and Gregory Avenue. It may also include the houses to both sides of Hillside Street between Forest Hill Road and Wellington Avenue. Nineteen of the properties surveyed for this project are located within the potential historic district (Table 3.2). This historic district contains a significant concentration of late-19th-century Victorian houses, mostly in the Queen Anne style, although Second Empire, Shingle, and Colonial Revival stylistic influences are also present. The influences, however, are mostly at the vernacular level. These houses do not rise to the same level of artistic merit and craftsmanship seen in some of the architect-designed houses of Llewellyn Park or St. Cloud, for instance. As well, many of the Forest Hill Road examples have alterations that diminish integrity of design, materials and workmanship, although overall form, plan and style remain intact. This, on its own, suggests that this area would be best represented as a historic district and that few of the houses would at the present time be eligible for listing on their individual merits.

The Northern Enclosure Historic District would include dwellings on East and West Colony Drives and Brook Drive, as well as properties on the south side of Gregory Avenue between Northfield Avenue and Mitchell Street. Seven of the properties surveyed for this project are located within the potential historic district (Table 3.3). This historic district is characterized by moderate-sized revival-style houses, many in the English Cottage style that makes use of a mixture of stucco, clapboard, slate, stone and half-timbering finishes. Variety is added by the landscaping, which includes a cul-de-sac, curving drives, landscaped terraces, and a small grassy mall near the entrance off Mitchell Street. The district’s architecture and landscape exhibits an attention to detail and workmanship found in the best middle-class subdivisions



Table 3.1. Summary of Potential Individually Eligible Properties - Lower Gregory Neighborhood

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence (Zwillman House)	50 Beverly Road	58	40	c. 1920	This two-and-a-half-story, seven-bay dwelling was constructed circa 1920 as an English-style manor house. It is the only residence of this size and style in the neighborhood. This symmetrical building is constructed of irregular ashlar brown-stone and is dominated by a large gable roof clad with slate. As the home of Abner “Longie” Zwillman from 1946 to 1959 and as the location of his dramatic and well-documented death, the house is associated with significant patterns and a significant person in American history. Labeled “one of the most prominent underworld characters in the country” by the FBI, Zwillman rose to prominence as one of the leading bootleggers in northern New Jersey during Prohibition. As Prohibition drew to a close, Zwillman went on to become a major player and leader of the notorious group of New York and New Jersey mobsters known as the “Big Six” for over twenty years	Individually eligible under Criteria A, B and C	
Private Residence	31 Carter Road	58	80	c. 1960	This house is a significant representative example of architect-designed Modern residential architecture. It possesses characteristic features of the Contemporary subtype of the Modern style including a flat roof, a lack of decorative detailing, and a steel-beam frame. The building also displays influences from the International style including curtain walls clad in white stucco, floor-to-ceiling plate glass windows, and obscured entrances. This is the only Modern house in the Lower Gregory Neighborhood.	Individually eligible under Criterion C	
West Orange High School (Seton Hall Preparatory School)	120 Northfield Avenue	59.04	1.01	1922-23	The West Orange High School, now Seton Hall Preparatory School, is the oldest extant high school in West Orange. Designed by the prominent architectural firm of Guilbert & Betelle, which was known throughout the northeast for its scholastic architecture, the West Orange High School is significant as a local example of the Collegiate Gothic style and as an excellent example of the style for which Guilbert & Betelle was famous.	Individually eligible under Criteria A and C	
Private Residence (Meeker House)	4 Ridgeview Avenue	42.05	232	c. 1790 (or earlier)	As one of the oldest extant houses in West Orange, the Meeker House is a locally significant example of an early New Jersey housing type, the East Jersey Cottage, that survived into the present period due to adaptation into a Colonial Revival style during the early 20th century to fit within its suburban setting. Furthermore, the house may be locally significant due to its association with a prominent family that through several generations fostered the suburban development of the Lower Gregory Neighborhood.	Individually eligible under Criterion C, and possibly Criterion A (more research needed)	

Table 3.1. Summary of Potential Individually Eligible Properties - Lower Gregory Neighborhood

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence (Tompkins House - Listed West Orange Landmark)	21 South Valley Road	39	61.01	c. 1790 (or earlier)	The Tompkins House is an outstanding local example of a vernacular Gothic Revival house, a style of architecture popular in the mid-19th century. It is one of only two Gothic Revival houses in the Lower Gregory Neighborhood, and it possesses higher integrity of exterior materials than the other Gothic Revival house at 86 Forest Hill Road. The core of the house, however, is believed to date to circa 1790. This makes the Tompkins House among the oldest extant houses in West Orange.	Eligible under Criterion C. Also contributing to the potential Forest Hill Road and Hillside Avenue Historic District.	
Private Residence (Condit House - Listed West Orange Landmark)	29 South Valley Road	39	56	c. 1800 (or earlier)	As one of the oldest extant houses in the Lower Gregory Neighborhood and West Orange, the Condit House represents the rare survival of an East Jersey Cottage, an early house type in West Orange. The house was owned and occupied by the Condit family for approximately 150 years. One of the first families to settle in West Orange in the late 17th century, the Condit family is considered one of the town's founding and most prominent families. An expansion of the house in the late-19th century altered the building's appearance in the vernacular Italianate taste.	Eligible under Criterion C. Also contributing to the potential Forest Hill Road and Hillside Avenue Historic District.	
State Diner (Valley Diner)	567 Valley Road	28	23	c. 1947	This classic stainless-steel diner in the Art Moderne style has high integrity of design, materials and workmanship. Based on stylistic and map evidence, the diner is dated circa 1947 and attributed to the O'Mahony Diner Company of Elizabeth, N.J.	Eligible under Criterion C	

Table 3.2. Summary of Contributing Properties to Potential Forest Hill Road and Hillside Avenue Victorian Historic District							
Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	64 Forest Hill Road	39	49	c. 1911	This three-story, three-bay, cross-gambrel-roofed, and wood-shingled dwelling is in a Colonial Revival style with Shingle style influences. The decorative trim, circular balcony and wrap-around porch are notable features. It has high integrity of materials and design.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C.	
Private Residence	68 Forest Hill Road	39	45	c. 1895	This three-story, three-bay, mansard-roofed, wood clapboard dwelling is in the Second Empire style. The decorative cornice and wrap-around porch with millwork trim are notable features. It has high integrity of materials and design.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C.	
Private Residence	72 Forest Hill Road	39	41	c. 1895	This two-and-a-half-story, three-bay, hip-roofed, stuccoed dwelling is in the Queen Anne style. An enclosed porch, replacement windows and alterations to exterior finishes have somewhat diminished integrity of materials and design.	Contributing to Potential Historic District	
Private Residence	86 Forest Hill Road	39	36	c. 1870	This two-and-a-half-story, three-bay, cross-gabled, vinyl-sided dwelling is in a vernacular Gothic Revival style. It has low integrity of exterior materials.	Contributing to Potential Historic District	
Private Residence	88 Forest Hill Road	39	33	c. 1890	This three-story, four-bay, cross-gabled, wood-clapboard and wood-shingled dwelling is in the Queen Anne style with Shingle Style influences. The turret and varied window pattern are notable features. It has high integrity of design and exterior materials.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C.	

Table 3.2. Summary of Contributing Properties to Potential Forest Hill Road and Hillside Avenue Victorian Historic District							
Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	92 Forest Hill Road	39	31	c. 1890	This three-story, four-bay, cross-gabled, wood-clapboard and wood-shingled dwelling is in the Queen Anne style. The turret and balcony are notable features. It has high integrity of exterior materials.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C.	
Private Residence	96 Forest Hill Road	39	28	c. 1890	This three-story, three-bay, cross-gabled, and wood clapboard dwelling is in the Queen Anne style. It has moderate integrity of design and materials with some changes in window patterns and additions to the side elevation.	Contributing to Potential Historic District	
Private Residence	100 Forest Hill Road	39	25	c. 1890	This three-and-a-half-story, three-bay, cross-gabled, and wood clapboard building is in the Queen Anne style. It has moderate integrity of design and materials with some changes in window patterns and additions to the side elevation.	Contributing to Potential Historic District	
Private Residence	106 Forest Hill Road	39	21	c. 1890	This three-story, three-bay, front gabled, wood clapboard and wood-shingled dwelling was constructed circa 1890 in the Shingle style. It has moderate integrity of materials.	Contributing to Potential Historic District	
Private Residence	108 Forest Hill Road	39	17.01	c. 1925	This two-story and three-bay dwelling was constructed circa 1925 in a Colonial Revival style. A distinctive feature is the full-width entrance porch with square columns. It has moderate integrity of exterior materials.	Contributing to Potential Historic District	

Table 3.2. Summary of Contributing Properties to Potential Forest Hill Road and Hillside Avenue Victorian Historic District							
Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	110 Forest Hill Road	39	17	c. 1890	This three-story, three-bay, front gabled, wood clapboard and wood-shingled dwelling is in the Queen Anne style. It has moderate integrity of exterior materials and design, notably some changes in window pattern and an addition on the front.	Contributing to Potential Historic District	
Private Residence	250 Gregory Avenue	39	1	c. 1890	This three-story, three-bay, cross-gabled, wood clapboard frame dwelling is in the Queen Anne style. It possesses a moderate degree of integrity of exterior materials and design	Contributing to Potential Historic District	
Private Residence	11 Hillside Avenue	54.02	47.1	c. 1926	This two-and-a-half-story, four-bay, gambrel-roofed, wood clapboard dwelling is in a Dutch Colonial Revival style. It has moderate integrity of exterior materials.	Contributing to Potential Historic District	
Private Residence	38 Hillside Avenue	33	8	c. 1890	This two-and-a-half-story, two-bay, gable-roofed dwelling is in the Queen Anne style. A notable feature is the corner turret. It has moderate integrity of exterior materials.	Contributing to Potential Historic District	
Private Residence	40 Hillside Avenue	33	7	c. 1890	This two-and-a-half-story, two-bay, gable-roofed frame dwelling is in the Queen Anne style. It has low integrity of exterior materials but retains its original form and plan.	Contributing to Potential Historic District	

Table 3.2. Summary of Contributing Properties to Potential Forest Hill Road and Hillside Avenue Victorian Historic District							
Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	78 Hillside Avenue	34	12	c. 1890	This two-and-a-half-story, three-bay, front-gabled, vinyl-sided, frame dwelling is in a vernacular Italianate style. It has low integrity of exterior materials but retains its original form and plan.	Contributing to Potential Historic District	
Private Residence	91 Hillside Avenue	54	74	c. 1910	This three-and-a-half-story, two-bay, gambrel-roofed, wood-shingled frame dwelling is in the American Foursquare style with Dutch Colonial Revival influences. It has moderate integrity of design and exterior materials.	Contributing to Potential Historic District	

Table 3.3. Summary of Contributing Properties to Potential Northern Enclosure Historic District							
Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	22 Colony Drive East	58	54	c. 1927	This two-story, four-bay, brick and wood-shingled dwelling exhibits Colonial Revival influences. A distinctive feature is the Doric-column, full-width porch. It has low integrity of exterior materials but retains historic form and plan.	Contributing to Potential Historic District	
Private Residence	36 Colony Drive East	58	47	c. 1927	This two-and-a-half-story, five-bay, stuccoed dwelling is in the Tudor Revival (or English Cottage) style. It possesses moderate integrity of design and exterior materials.	Contributing to Potential Historic District	
Private Residence	40 Colony Drive East	58	45	c. 1927	This two-and-a-half-story, three-bay, brick and wood plank dwelling exhibits French Eclectic and Tudor Revival influences. A distinctive feature is the towered entrance. It has high integrity of design and exterior materials.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C	
Private Residence	47 Colony Drive West	58.01	2	c. 1927	This three-story, four-bay, brick and stuccoed dwelling was constructed in the Tudor Revival (or English Cottage) style. A one-bay garage is attached. The dwelling possesses a moderate degree of integrity of design and exterior materials.	Contributing to Potential Historic District	
Private Residence	17 Colony Drive West	58.03	2	c. 1927	This two-story, three-bay, wood-shingled dwelling exhibits Tudor Revival (or English Cottage) style influences. Two distinctive features are the bracketed portico and the stucco and brick chimney. It has moderate integrity of design and exterior materials.	Contributing to Potential Historic District	

Table 3.3. Summary of Contributing Properties to Potential Northern Enclosure Historic District

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	20 Colony Drive West	58.02	15	c. 1927	This two-story, six-bay, stuccoed and half-timbered dwelling exhibits Tudor Revival (or English Cottage) style. A distinctive feature is the stone and brick patterning on the chimney. The structure retains a high of integrity of design and exterior materials.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C	
Private Residence	179 Mitchell Street	58.01	1	c. 1927	This two-story, four-bay, cross-gabled, stuccoed, and half-timbered dwelling was constructed circa 1927 in the Tudor Revival style. It has high integrity of exterior materials.	Key Contributing to Potential Historic District. May also be individually eligible under Criterion C	

of the early 20th century. A strong case can be made for eligibility of the potential historic district under Criterion C.

Endnotes

¹ Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey.

²Ibid. (1992), pp. B30, B40, B41, B45, B47, D16,

³U.S. Department of the Interior, National Park Service, National Register Bulletin, How to Apply the National Register Criteria for Evaluation (2002), on-line at www.nps.gov/nr/publications/bulletins/nrb15-6.htm [accessed September 2016].

⁴David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002), on line at www.nps.gov/publications/bulletin/pdfs/suburbs.pdf.

Chapter 4

SUMMARY OF RECOMMENDATIONS

A. RECOMMENDATIONS FOR WEST ORANGE HISTORIC LANDMARK STATUS

This survey recommends that seven (7) properties in the Lower Gregory Neighborhood are individually eligible as West Orange Township Historic Landmarks (see Table 3.1). Two of the seven properties – 21 and 29 South Valley Road – were listed as landmarks in 1997 and continue to maintain levels of historical integrity required to sustain their current designation. No changes in their status are recommended.

Per the Township’s historic preservation ordinance, the next step in designating the properties as West Orange Landmarks would be preparation of formal designation reports for these five additional resources (4 Ridgeview Avenue, 567 Valley Road, 31 Carter Road, 50 Beverly Road and 120 Northfield Avenue). The survey forms in Appendix B may serve as a foundation for preparing designation reports, but additional work will be necessary in cooperation with property owners who support designation. This additional work would include chain of title research, developing historical information on former occupants, and detailed physical inspections and architectural histories.

Strategically, the West Orange Historic Preservation Commission (HPC) and other stakeholders, including property owners, will wish to consider which properties identified by this survey should be priorities for designation. Priorities should be considered based on local knowledge of the level of threat and a calculus of the willingness of the community and property owners to support designation and protection under local land-use ordinances and the West Orange Master Plan.

B. RECOMMENDATIONS FOR LISTING IN THE NEW JERSEY AND NATIONAL REGISTERS

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places. Since the Township’s preservation ordinance uses the same technical criteria as the New Jersey and National Register, the same properties that are eligible for local landmark status may also be eligible to the state and national registers. Properties can be listed individually only with the consent of the private property owners.

Properties listed in the registers are officially recognized by the state and federal governments as preservation worthy. Inclusion provides a measure of protection from governmental undertakings and encroachments that would adversely impact listed resources. Section 106 of the National Historic Preservation Act of 1966, as amended, requires New Jersey Historic Preservation Office (NJHPO) review of any federally licensed, financed or assisted undertaking that could harm the historic character of a listed property. The New Jersey Register of Historic Places Act provides similar review for any state or municipal undertakings through an Application for Project Authorization.

Another benefit of National Register listing is the ability of property owners to take advantage of financial incentives for preservation such as a 20 percent income tax credit for a substantial rehabilitation of an income-producing building. Unfortunately, the credit is not likely to be available for use with single-family residential buildings, unless they are converted to non-residential uses. Some buildings in the survey, however, such as the Valley Diner could conceiv-

ably qualify for this credit. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service. In addition to the federal tax credit, the New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration to state, county and municipal agencies and nonprofit organizations. New Jersey does not currently offer a state historic preservation tax credit.

C. RECOMMENDATIONS FOR FUTURE RESEARCH AND SURVEY

The next logical step for future research and survey in the Lower Gregory Neighborhood would be to identify one or more historic districts for preparation of a local, state or national designation report or nomination. As noted in Chapter 3, two potential historic districts that seem ripe for designation would be the Forest Hill Road and Hillside Avenue Historic District and the Northern Enclosure Historic District.

The process for designating historic districts hinges on community involvement and support. Historic designation cannot occur without the backing of a majority of property owners. While the HPC can provide guidance and resources for pursuing historic district designation, for example, seeking grants to hire consultants to prepare professional reports and surveys that ensure that all criteria are met, the process of building community support begins with outreach or initiative taken by informed property owners. They are in the best position to decide whether historic designation is right for them and play a leadership role in contacting their political representatives and discussing the benefits of listing with their neighbors.

Informing property owners of the impacts of pursuing historic designation is important. There are some substantial differences associated with listing on the

New Jersey and National Registers of Historic Places versus a West Orange Landmark historic district designation. New Jersey and National Register of Historic Places listings provide for a measure of protection against undertakings by local, state or federal government agencies when those undertakings might lead to damage of historic properties or diminishment of the historic character of the designated neighborhood. These actions can include the widening of streets, construction of cell towers or the selling of publicly owned property for non-compatible uses. These government actions are reviewable by the New Jersey Historic Preservation Office, which can offer additional information and guidance on state and federal preservation regulations and programs (see www.nj.gov/dep/hpo).

New Jersey and National Register listings do not impact the ability of private property owners to undertake improvements or changes to their properties, unless that action requires a state or federal permit or funding.

Local designation of a historic district as a West Orange Landmark is a zoning action that would authorize the HPC to review and advise on building permits within the designated area. This authority, derived from New Jersey's Municipal Land Use Law, has the ability to check private property owners from demolishing their properties or altering their properties in ways that would be viewed as non-compatible with the historic character of a historic district. It is not necessary for local landmark historic districts to also be New Jersey and National Register listed or *vice versa*.

D. OPPORTUNITIES TO ENHANCE THE QUALITY OF LIFE THROUGH HISTORIC PRESERVATION

out of character, then they will have achieved one of historic preservation's goals and, hopefully, added to the community's quality of life.

This planning report offers historical data and recommendations that are meant to be used by the West Orange Historic Preservation Commission (HPC), the Planning Board, and more generally the elected officials of the Township *vis-à-vis* achieving the Township's historic preservation goals.

The report is also meant to inform the residents of the Lower Gregory Neighborhood about their neighborhood's history and prompt them to consider what the historic character of it means to them. It goes almost without saying that community character and pride is foremost about the people who live in a community and, in part, how they view their history and the environment in which they live. To this end, the long-term success or failure of historic preservation will depend on how property owners and residents decide to treat their properties. Although this report focus on 45 properties, there are many hundreds of houses with historic character in the neighborhood, even if they do not all rise to the level of National Register eligibility significance.

Maintaining historic architecture takes effort; it is not always the easiest or most available path, especially in an era of mass-produced hardware from "big box" stores. It requires willingness to learn about old materials, like slate roofs, half-timbered stuccoed facades, fancy wood trim and lead-glass windows. There is good technical guidance (e.g., see National Park Service Preservation Briefs, www.nps.gov/tps/how-to-preserve/briefs.htm) and property owners do not necessarily require the services of specialists to undertake worthwhile projects. If this report encourages property owners to consider maintaining or fixing some historic architectural feature of their property, rather than removing it or replacing it with something

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Appendix A

HISTORIC PRESERVATION FUND GRANT REQUEST FOR PROPOSALS (RFP) AND SCOPE OF WORK

TOWNSHIP OF WEST ORANGE
WEST ORANGE HISTORIC PRESERVATION COMMISSION

REQUEST FOR PROPOSAL

ARCHITECTURAL HISTORIAN

Bid Submission Date:

August 9, 2016

11:00 AM

Prevailing Time

Township of West Orange *66 Main Street* West Orange, NJ 07052

973-325-4056

ADVERTISEMENT

Request for Proposals

The Township of West Orange Historic Preservation Commission, in accordance with 2015 CLG Grant application, is seeking the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualifications Standards. The proposal package can be obtained in person at the Township of West Orange , 66 Main St., Purchasing Rm.111, West Orange, NJ 07052, during regular business hours M-F 8:30 AM – 4:30 PM or by emailing your request to adesantis@westorange.org. Proposals must be clearly marked with the Title of project, name and address of party submitting, to the above mentioned address. Submission date and time is August 9, 2016 at 11:00 AM. No proposals received after this date and time will be accepted. Six copies of your proposal will be necessary. Submitters are required to comply with the Affirmative Action requirements of N.J.S.A. 10:5-31 et seq. and N.J.AC 17:27, and have a New Jersey Business Registration Certificate 2004

Anne DeSantis

Purchasing Agent QPA

Township of West Orange

Scope of Work

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

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

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

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

1. Intensive – level Survey Documentation

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

A. Survey Forms

1. Preparation of HPO-approved forms for minimum of forty five (45) historic resources. All forms must be submitted via both electronic and hard copy. The Hard copy inventory forms will be generated from the database.
2. Preparation of attachments and eligibility worksheets for those properties identified as potentially eligible.
3. Assessment of “key-contributing” status for all properties surveyed as part of historic district(s).

B. Photography

1. **Survey** photography shall include at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey (this photograph will appear on the Base Survey Form for the property).
2. Additional photographs which clearly contribute to an understanding of the property’s significance, are strongly recommended. These photographs shall appear on continuation sheets following the survey form for the subject property.
3. Survey photographs shall be submitted as color digital images in JPEG format with a minimum pixel array of 1200 by 1800 (approximately 4”by 6”at 300 dpi)

C. GIS Mapping

1. GIS mapping must be based on existing digital parcel maps, or an HPO-approved alternate, such as Global Positioning System (GPS) data
2. Digital submissions must include separate ArcView shape files in the data structure provided by the HPO.
 - a. Historic District boundaries (polygons). Where the Historic District boundary coincides

- with a municipal boundary, the Historic boundary must overlay the municipal boundary, the Historic District boundary must overlay the municipal boundary exactly.
- b. Property locations (points).
3. Geospatial metadata sufficient to satisfy the metadata reporting requirements of the NJ Department of Environmental Protection Mapping and Digital Data Standards (2006) available online at <http://www.nj.gov/dep/gis/standard.htm>
 4. All Digital data shall be submitted on CD-ROM in the format referenced above.
 5. The GIS data shall serve as the basis for creating the 2"x3" location map for each surveyed property. The location map shall be saved as a digital image in JPEG format that will be included on the hard copy survey forms.

II. Intensive-level Survey Report

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

Deliverables:

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

FINAL SURVEY DUE SEPTEMBER 16, 2016. NO EXCEPTIONS

HISTORIC PRESERVATION PROFESSIONAL QUALIFICATIONS

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

1. **History.** The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:
 - a. At least two years of full-time experience in research, writing, teaching, interpretation or other demonstrable professional activity with an academic institution, historical organization or agency, museum or other professional instruction, or
 - b. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.
2. **Archaeology.** The minimum professional qualifications in archaeology are a graduate degree in archaeology, anthropology, or closely related field plus:
 - a. At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration or management.
 - b. At least four months of supervised field and analytic experience in general North American archaeology.
 - c. Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall have at least one year of full-period. A professional in historic archaeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.
3. **Architectural History.** The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history; or a bachelor's degree in architectural history, art history, historic preservation, or closely related field, plus one of the following:
 - a. At least two years of full-time experience in research, writing, or teaming in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution.
 - b. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.
4. **Architecture.** The minimum professional qualifications in architecture are a professional degree in architecture plus a least two years of full-time professional experience in architecture; or a license to practice architecture.
5. **Historic Architecture.** The minimum professional qualification in historic architecture are a professional degree in architecture or state license to practice architecture, plus one of the following:
 - a. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
 - b. At least one year of full-time professional experience on historic preservation projects. (Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.)

Project

The Township's last full reconnaissance local survey was completed in 1991/1992, but in 2014 the Township began to update the original survey by resurveying the St. Cloud neighborhood and the Main Street corridor. The purpose of this new survey is to build on that work by beginning an intensive level architectural survey for an area known as the "Lower Gregory" neighborhood of West Orange. This survey will mainly have a local impact, although information gleaned from the project could assist in understanding state and national historic themes and contexts. Resources examined as part of this survey will be surveyed on an individual basis rather than as part of an historic district.

Survey Areas

For the purposes of this and future survey efforts, the West Orange HPC has divided the Lower Gregory neighborhood into five sections. The majority of the properties to be surveyed through this RFP are located in Sections 1 & 2, along with one in Section 3, one in Section 4 and two in Section 5. A complete list of the 45 properties is below.

Descriptions

Section 1 (Educational Park Survey Area)

This is the largest survey area. It consists primarily of middle-class housing dating to the first quarter of the 20th century. The housing styles in this section are predominantly Colonial Revival, but also include English Cottage. Portions of this area have been known as Educational Park due to the number of schools in the area. Included in the survey area are Seton Hall Prep (formerly West Orange High School) and the Hazel Avenue Elementary School. Of note is the collection of Victorian-era houses along the south side of Forest Hill Road, which was proposed as a Forest Hill Manor Historic District by the 1992 survey. The east/southeast border of this section is distinguished by the former right of way of the South Orange and Maplewood Traction Company. This right of way formerly separated the properties to the west from the City of Orange. Furthermore, west of this right of way, the topography noticeably climbs uphill, in contrast to the fairly level streets immediately east.

Section 2 (Colony Drive East and West Survey Area)

Most of this section was developed during the mid-20th century, though Colony Drive East and Colony Drive West developed slightly earlier and are characterized by handsome Tudor Revival cottages. The brownstone house at 50 Beverly Road is an impressive 1920 English-style manse that at one time was the home of Abner "Longy" Zwillman, notorious organized crime leader. Beverly Road and Carter Road, as well as portions of Northfield Avenue contain a mix of mid-century Colonial Revival and split-level houses.

Section 3 (Yale, Harvard and Oxford Terraces Survey Area)

South of the former Cable Road that extended from South Valley Road westward is Section 3. This section was developed during the first quarter of the 20th century, with relatively uniform, revival style houses along Yale, Harvard, and Oxford Terraces.

Section 4 (Walker Road to Luddington Road Survey Area)

This section developed a bit later than its neighbors to the north, with most construction occurring during the second quarter of the 20th century. There are, however, a few remaining 19th century structures left from the pre-subdivision days and one potentially 18th century dwelling at 4 Ridgeview Avenue (The Meeker House). Though not particularly high-style, the houses in this section appear to have more ornament and less uniformity than sections to the north.

Section 5 (South Valley Road Corridor)

Along Valley Road/South Valley Road and to the east, the development is a mix of commercial and worker housing. Here the lots are narrower, the landscape is flatter and the focus seems to be in support of the City of Orange and its railroad corridor to the east. This section was the earliest of the survey areas to develop around the turn of the century. Most lots contain narrow one- and two-family homes intended to serve the working class employed by the industries along the border of West Orange and Orange. Of the five survey sections, Section 5 appears to have the lowest level of integrity, with many original materials replaced and modern infill replacing older structures. Its street pattern feels disjointed and less inclusive than the neighborhoods to the west.

Properties to be Surveyed:

1991 Survey Page	Block	Lot	Address	Section
B3/2	1	22	174 South Valley Road	5
	21	49	32 Swaine Place	1
0722-B35 p.2	21	50	28 Swaine Place	1
	23	34	58 Quinby Place	1
	27.01	70	45 Hazel Avenue	1
B2/2	28	23	567 South Valley Road	5
0722-B7	29	22	108 Rollinson Street	1
0722-B-26	33	7	40 Hillside Avenue	1
0722-B-26	33	8	38 Hillside Avenue	1
	34	12	78 Hillside Avenue	1
0722-B5	38	10.01	2 Wellington Avenue	1
0722-B20	39	1	250 Gregory Avenue	1
0722-B28	39	17	110 Forest Hill Road	1
0722-B28	39	17.01	108 Forest Hill Road	1
0722-B28	39	21	106 Forest Hill Road	1
0722-B28	39	25	100 Forest Hill Road	1
0722-B28	39	28	96 Forest Hill Road	1

0722-B28	39	31	92 Forest Hill Road	1
0722-B28	39	33	88 Forest Hill Road	1
0722-B28	39	36	86 Forest Hill Road	1
0722-B28	39	41	72 Forest Hill Road	1
0722-B28	39	45	68 Forest Hill Road	1
0722-B28	39	49	64 Forest Hill Road	1
	39	56	29 South Valley Road	1
B8	39	65.01	21 South Valley Road	1
0722-B20	41.03	47	268 Gregory Avenue	3
	42.05	232	4 Ridgeview Avenue	4
	54	74	91 Hillside Avenue	1
0722-B19	54.01	37.03	176 Mitchell Street	1
0722-B19	54.01	37.06	174 Mitchell Street	1
	54.02	47.1	11 Hillside Avenue	1
0722-B45	58	40	50 Beverly Road	2
0722-B47	58	45	40 Colony Drive East	2
	58	47	36 Colony Drive East	2
	58	54	22 Colony Drive East	2
	58	80	31 Carter Road	2
	58.01	1	179 Mitchell Street	2
	58.01	2	47 Colony Drive East	2
0722-B47	58.02	15	20 Colony Drive West	2
	58.03	2	17 Colony Drive West	2
	59	2	75 Rollinson Street	1
0722-B30	59.01	3	18 Glen Road	1
0722-B30	59.01	4	16 Glen Road	1
0722-B30	59.04	1.01	120 Northfield Avenue	1
	59.04	1.02	15 Rollinson Street	1

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

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

A. UNDERSTANDING OF PROJECT

In broad terms, Hunter Research understands the scope of work to be the completion of individual intensive-level architectural surveys of a minimum of 45 resources in the Lower Gregory neighborhood within the Township of West Orange. These resources have been identified within five survey areas known as Educational Park; Colony Drive East and West; Yale, Harvard and Oxford Terraces; Walker Road to Luddington Road; and South Valley Road Corridor. The 45 properties are primarily residential in character, although there are some other property types including two potentially significant schools. The buildings represent a variety of architectural materials, forms and styles dating from the Colonial period to the mid-20th century with a concentration on the Late Victorian and Early Modern period from the 1890s to the 1930s.

This work is to be in conformance with the New Jersey Historic Preservation Office's (NJHPO's) *Guidelines for Architectural Survey* and the *Secretary of the Interior's Standards for Treatment of Historic Structures*. The primary work products will be NJHPO Intensive-Level Survey Forms generated from the NJHPO's MS-Access 2003 database application, digital photographs of each property, digital GIS mapping of each property, and a Final Survey Report with historic overview, synthesis of data, maps, photographs, tables and supporting illustrations. The survey will incorporate previous historic architectural data collected by the Township and the New Jersey Historic Preservation Office (NJHPO), supplemented by additional research and analysis of historical data and assessments of current conditions. The Survey Forms and Final Survey Report will be used primarily to support local preservation planning. The report's conclusions will offer recommendations for advancing and prioritizing preservation activities in support of the Township's land-use decision making and the community's social and economic goals.

Furthermore, we understand that this CLG Historic Preservation Fund project is very time critical and on an extremely compressed schedule. The final survey must be completed no later than September 16, 2016. The selected consultant will need to work closely and efficiently with the West Orange Historic Preservation Commission (HPC) and the NJHPO reviewer in order to meet this deadline. Hunter Research has developed a work plan and cost proposal based on an

intensive 30-day schedule assuming notice to proceed on Monday, August 16, 2016. All research, fieldwork and analysis will be completed by two architectural historians who meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR 61). Hunter Research support staff, including a GIS specialist and report manager, will be assigned to the project to assist the architectural historians with the timely completion of all necessary forms, maps, graphics and report layout.

Approach to Work

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

1. Kick-Off Meeting

Immediately upon notice of an award, Hunter Research's Project Manager/Principal Architectural Historian will arrange a meeting (either by phone or in person). We presume this meeting will be with a representative of the HPC to discuss and review project goals and outcomes. We will discuss any special concerns or issues associated with the project or any individual properties. We will discuss workflow in order to meet the project's mid-September deadline. We will also gather together existing materials such as past survey data, current tax lists, tax maps and the municipal Master Plan. Due to Hunter Research's past work for West Orange Township, our team will be able to hit the ground running.

Following the kick-off meeting, we will populate the NJHPO's MS-Access 2003 database with the name, street address, and block and lot of the 45 properties in the study, plus up to a maximum of five (5) other properties identified through discussion with the Township HPC. We will also provide a survey methodology, which will serve as a draft for one of the chapters in the Final Survey Report.

2. Fieldwork

Hunter Research's architectural historians will conduct fieldwork to document every property on the study list. We will also check the existing resources against tax maps, historic atlases and insurance maps to ensure that all historically related resources have been identified and that each property's surveyed boundaries are appropriate and justified. The goal of fieldwork will be to work efficiently to collect all data required to fill out the NJHPO Survey Forms.

Each Survey Form will consist of the NJHPO's Base Form plus appropriate attachments. Building Attachments and Eligibility Worksheets will be completed for any properties identified as individually eligible/key contributing. Fieldwork will be documented by digital photography using Nikon D3000 or newer digital 35 mm cameras. All photographs will meet or exceed the requirement of 1200 by 1800 pixels. An overview photograph will be taken of the primary

elevation of each property and attached to the Base Form. Additional photographs will be taken to document secondary elevations, architectural details or alterations.

In order to efficiently gather data and translate it into the required MS-Access 2003 generated forms, we will collect data using iPads with direct data entry in the field. This data will then be checked in the office for accuracy but it will not be necessary to re-enter or retype data, thus saving time and increasing the efficiency of the effort.

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

Hunter Research will conduct all work from the public right-of-way and will not enter private property without permission. Interiors of buildings will not be inspected except where they are publicly accessible. We request that the Township provide a letter of introduction that can be handed to property owners and other interested persons who may inquire about the nature and purpose of the fieldwork. Hunter Research can provide a draft letter for the Township's review. We also request that the Township assist with notifying local law enforcement so they are aware that we will be working in the Lower Gregory neighborhood.

3. Background Research

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

As envisioned, Hunter Research proposes a three-pronged research plan. The first prong will be a thorough review of all previous survey data. This will include the Essex County survey of historic resources (1986) and the West Orange Historic Sites Survey (1992). The purpose of this review will be to become familiar with prior survey data and evaluations and to determine its relevancy to the current effort. Background research previously conducted will not be repeated but built upon.

The second prong of the research plan will be geared toward developing the historic overview (i.e., historic context) section of the Final Survey Report, and the third toward developing the site-specific histories for the potentially eligible properties. We anticipate most of the research taking place at the West Orange Public Library (New Jersey Collection), the Newark Public Library (The Charles F. Cummings New Jersey Information Center), the New Jersey State Library (Jerseyana Collection), and Essex County Clerk's Office (deeds and plats of subdivisions). As necessary, we will supplement this research using on-line resources such as GenealogyBank.com (historic newspapers) and databases available from major research libraries including the Library of Congress's American Memory and Chronicling America collections and the University of Michigan's periodicals digitization project. We will also contact locally knowledgeable individuals with assistance from the HPC.

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

4. Intensive-Level Survey Database, Forms and Report

Hunter Research will use the NJHPO's Microsoft Access 2003 Survey Database for data entry and generation of the Survey Forms. The database entry process will include all of the required fields including locational and descriptive information, attached maps, photographs, historic narrative, physical description, and eligibility assessments. All survey forms will conform to the NJHPO's *Guidelines*. The forms for each of the 45 properties will consist of the Base Form. We will also complete a Building Attachment and Eligibility Worksheet for individually eligible/key contributing properties. The Base Form will include an overview photograph of the surveyed property. Continuation Sheets will be used for additional photographs documenting buildings and architectural/historical details. The Base Forms will include a USGS location map and a Site Map generated using ArcView shapefiles. All forms will be technically complete and accurate.

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

Task 5: Review and Submittals

Hunter Research will provide two (2) hard copies and electronic pdf of the final submittals. The Final Survey Report, Database, and GIS mapping will also be provided in their original source formats (MS-Word, MS-Access, ArcView) on a USB flash drive or DVD. One copy will be submitted to the Township and one to the NJHPO. Hunter Research will respond to all comments and requests for revisions. We will also be available to attend a meeting of the HPC to present the results and discuss the findings. We anticipate this meeting will take place after the September 16, 2016 deadline and time will not be charged to the project due to the CLG grant requirements.

Schedule

We propose to complete all work within 30 days of notice to proceed in order to meet a hard September 16, 2016 deadline. This assumes a notice to proceed will be issued about August 16, 2016. If notice to proceed can be issued sooner than August 16, the schedule can be decompressed, particularly to allow additional days at the end of the schedule for review and comment by the Township and NJHPO, and completing any necessary follow-up and revisions.

Days 1-5. Notice to proceed, kick-off meeting, definition of survey boundaries and properties, and begin background research.

Days 5-10. Start and complete fieldwork. Continue background research.

Days 11-20. Begin MS-Access and GIS data entry for Survey Forms. Complete background research and analysis of field data. Prepare detailed outline of final Survey Report and begin writing.

Days 21-28. Complete MS-Access and GIS data entry; generate all Base Survey Forms from MS-Access; continue writing and preparation of Final Survey Report including production of maps, tables, and graphics.

Days 29-30. Generate remaining Survey Form attachments from MS-Access; submit completed Final Report.

B. EXPERIENCE AND QUALIFICATIONS

Hunter Research is well qualified to provide these services based on our prior work in West Orange and the State of New Jersey. We have a strong knowledge of New Jersey's architecture and historical development, and working relationships with members of the State's preservation community. During the past five (5) years, our firm has completed more than two dozen cultural resources projects using the NJHPO's Intensive-Level Survey Forms and *Guidelines*.

Our prior experience will allow our staff to be up and working quickly toward meeting the project's deadline while producing a survey that can offer the needed insights into these resources. The architectural historians assigned to this project meet the Historic Preservation Professional Qualifications for Architectural Historians.

Please see the attached project sheets and resumes for further information on our qualifications and references. The project sheets highlight the Intensive-Level Architectural Surveys that are most similar to the West Orange survey. We have also included two sample survey forms from prior projects.

Staffing

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

Assisting Patrick will be **Eryn Boyce**, Architectural Historian. Alison is a graduate of Hamilton College (B.A., History) and the University of Pennsylvania's Historic Preservation Master's Program (M.S.). Prior to joining Hunter Research in 2016, she worked as a project reviewer in the New Jersey Historic Preservation Office where she reviewed a variety of intensive-level architectural survey projects in New Jersey and became familiar with NJHPO's guidelines and requirements. Eryn regularly conducts fieldwork for us and will be the staff person assigned to conduct fieldwork and research under Patrick's supervision. She will be the individual primarily responsible for entering architectural data into the MS-Access survey database and generating the Survey Forms.

Other Hunter Research staff will support the project. **Evan Mydlowski** (M.A., Archaeology) has been Hunter Research's Cartographer and GIS specialist since 2015. He will prepare location maps and site maps for the Final Survey Report and Survey Forms, as well as verify the ArcView overlays and data. Additional staff is available to provide field support, data entry and assist with report production including graphic design and layout of the Final Report, ensuring that it meets NJHPO guidelines. **Richard W. Hunter** (Ph.D., Geography), President/Principal Archaeologist, will provide overall administrative oversight and quality control assisted by **Patricia Madrigal**, Business Manager, who will handle invoicing and contractual matters.

An organizational chart and resumes for our key staff are attached.

Appendix B

**NEW JERSEY HISTORIC PRESERVATION OFFICE
INTENSIVE-LEVEL SURVEY FORMS**

SEE VOLUME II

Appendix C
RESUMES

ERYN C. BOYCE
Architectural Historian/Historian, MS

EDUCATION

M.S., Historic Preservation, University of Pennsylvania, 2015
B.A., History, Hamilton College, 2013

EXPERIENCE

June 2016-present Architectural Historian/Historian
Hunter Research, Inc., Trenton, New Jersey

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

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

December 2015-June 2016 Program Associate
New Jersey Historic Preservation Office, Trenton, New Jersey

- performed Section 106 reviews on above-ground projects.
- determined eligibility of resources
- studied buildings' historic contexts
- evaluated project effects

December 2015-June 2016 Intern
Heritage Consulting, Inc., Philadelphia, Pennsylvania

- conducted background research
- compiled written reports
- edited grants and strategic plans
- assisted principal during stakeholder meetings.

September 2013-June 2016 Site Assistant/Interpreter
Fonthill Castle, Doylestown, Pennsylvania

- developed, implemented, and evaluated tours, programs and special events
- led the planning and execution of annual Old-Fashioned Fourth of July event
- assisted with interviewing, training and supervision of volunteers

December 2014-March 2015 Research Assistant/Teaching Assistant
University of Pennsylvania, Philadelphia, Pennsylvania

- researched literature on identity
- teaching assistant for American Architecture class

May 2014-August 2014 Property Care Intern
Historic New England, Boston, Massachusetts

- compiled background information Eustis Estate in Milton, MA
- wrote conditions assessment report for Eustis Estate

May 2013-August 2013 Museum Education/Marketing Intern
Erie Canal Museum, Syracuse, New York

- planned, developed and implemented series of eight family programs
- designed and implemented marketing campaign for family programs

- | | |
|------------------------------|---|
| June 2012-
August 2012 | Museum Education Intern
Strawberry Banke Museum, Portsmouth, New Hampshire <ul style="list-style-type: none">• developed lesson plans for summer camp activities• worked at four summer camps and led camp activities |
| May-Aug 2011
May-Aug 2010 | Intern
Fonthill Castle, Doylestown, Pennsylvania <ul style="list-style-type: none">• gave tours• developed activities for summer camps and birthday parties |

SPECIAL SKILLS

Proficient with Microsoft Office Suite, Adobe Creative Suite and ArcGIS

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

EDUCATION

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

- Major Fields of Study: History of Technology (focus on built environment, structural engineering and architecture); American Colonial History
- Minor Fields of Study: American Labor History; European Industrialization

Museum Studies Certificate, University of Delaware, Newark, Delaware, 1990

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

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

EXPERIENCE

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

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

- Section 106 and state preservation law compliance review
- historical architectural survey, evaluation and recording of buildings and structures
- historical research
- preservation planning
- public outreach
- historical exhibits and signage
- interpretive planning and development
- report preparation
- proposal preparation

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

Full editorial responsibilities inclusive of identifying and providing assistance to contributing authors and photographers, copy editing and oversight of graphic design and production on a quarterly basis.

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

Served as one of two staff historians to a national engineering and transportation consulting firm specializing in historic bridges and roads, as well as general cultural resources management services (Sections 106 and 4f), to a client base consisting mainly of local, state and federal transportation agencies.

1991-2009 Historian
McKelvey Museum Services, Wilmington, Delaware

On-call interpretive planning, exhibit development and collections management for historic sites

and museums in the Mid-Atlantic region inclusive of historical research, meetings with trustees and staff, and report preparation and editing.

- 1990 Historian, National Park Service
 Historic American Engineering Record, Boston, Massachusetts
- 1989 Architectural Historian Intern
 Bucks County Conservancy, Doylestown, Pennsylvania
- 1986-88 Special Assistant/Newsletter Editor
 Office of the Vice President, Florida International University, Miami, Florida
- 1984-1986 Deputy Director
 Slater Mill Historic Site, Pawtucket, Rhode Island

CONTINUING EDUCATION AND CERTIFICATIONS

Secretary of the Interior's Professional Qualifications Standards for Historians (36 CFR Part 61)
Secretary of the Interior's Professional Qualifications Standards for Architectural Historians (36 CFR Part 61)
National Register Nomination Preparation, New Jersey Historic Preservation Office and National Register of Historic Places Joint Workshop, Trenton, New Jersey, 2011
Iron and Steel Preservation Workshop Certificate, Lansing Community College, Lansing, Michigan, 2010, 2012
Section 106 Training Certificate, Ohio Department of Transportation, Columbus, Ohio, 2010
HAZWOPER 24-hr. Training
Section 106 Training Workshop, Pennsylvania Department of Transportation, Allentown, Pennsylvania, 2009
Museum Studies Certificate, University of Delaware, Newark, Delaware, 1990
Hagley Fellow in the History of Industry and Technology/Museum Studies, Hagley Museum & Library, Wilmington, Delaware, 1988-1991

SPECIAL SKILLS AND INTERESTS

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

PROFESSIONAL AFFILIATIONS

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

SELECTED PUBLICATIONS

Co-author with Richard W. Hunter. *Sartori to Sacred Heart: Early Catholic Trenton*. Sacred Heart Parish, Trenton, New Jersey, 2014.

New Jersey Department of Transportation's Fernwood Service Station, Serving New Jersey's Highways Since 1922. New Jersey Department of Transportation, Trenton, New Jersey. 2014.

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

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

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

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

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

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

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

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

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

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

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

Appendix D

**NEW JERSEY HISTORIC PRESERVATION OFFICE
BIBLIOGRAPHIC ABSTRACT**

APPENDIX D
New Jersey Historic Preservation Office
Bibliographic Abstract

HUNTER RESEARCH, INC.

Location:	Lower Gregory Neighborhood, Township of West Orange, Essex County, NJ
Drainage Basin:	Passaic River
U.S.G.S. Quadrangle:	Caldwell, NJ and Orange, NJ
Project:	Intensive-Level Architectural Survey of Selected Properties within the Lower Gregory Neighborhood, Township of West Orange, Essex County, New Jersey
Level of Survey:	Intensive Level
Cultural Resources:	N/A

Appendix E

PROJECT ADMINISTRATIVE DATA

APPENDIX E

Project Administrative Data

HUNTER RESEARCH, INC.

PROJECT SUMMARY

Project Name:	Intensive-Level Architectural Survey of Selected Properties within the Lower Gregory Neighborhood, Township of West Orange, Essex County, New Jersey
Level of Survey:	Intensive Level
HRI Project Reference:	16043
Date of Report:	September 2016
Client:	Township of West Orange
Prime:	N/A
Review Agency:	NJHPO
Agency Reference:	N/A
Artifacts/Records Deposited:	N/A

PROJECT CHRONOLOGY

Date of Contract Award:	8/29/2016
Notice to Proceed:	8/29/2016
Background Research:	August - September 2016
Fieldwork:	August - September 2016
Analysis:	N/A
Report Written:	September 2016

PROJECT PERSONNEL

Principal Investigator(s):	Richard Hunter, N/A
Background Researcher(s):	Eryn Boyce
Field Supervisor(s):	Patrick Harshbarger
Field Assistant(s):	N/A
Analyst(s):	N/A
Draftperson(s):	Evan Mydlowski
Report Author(s):	Eryn Boyce and Patrick Harshbarger

