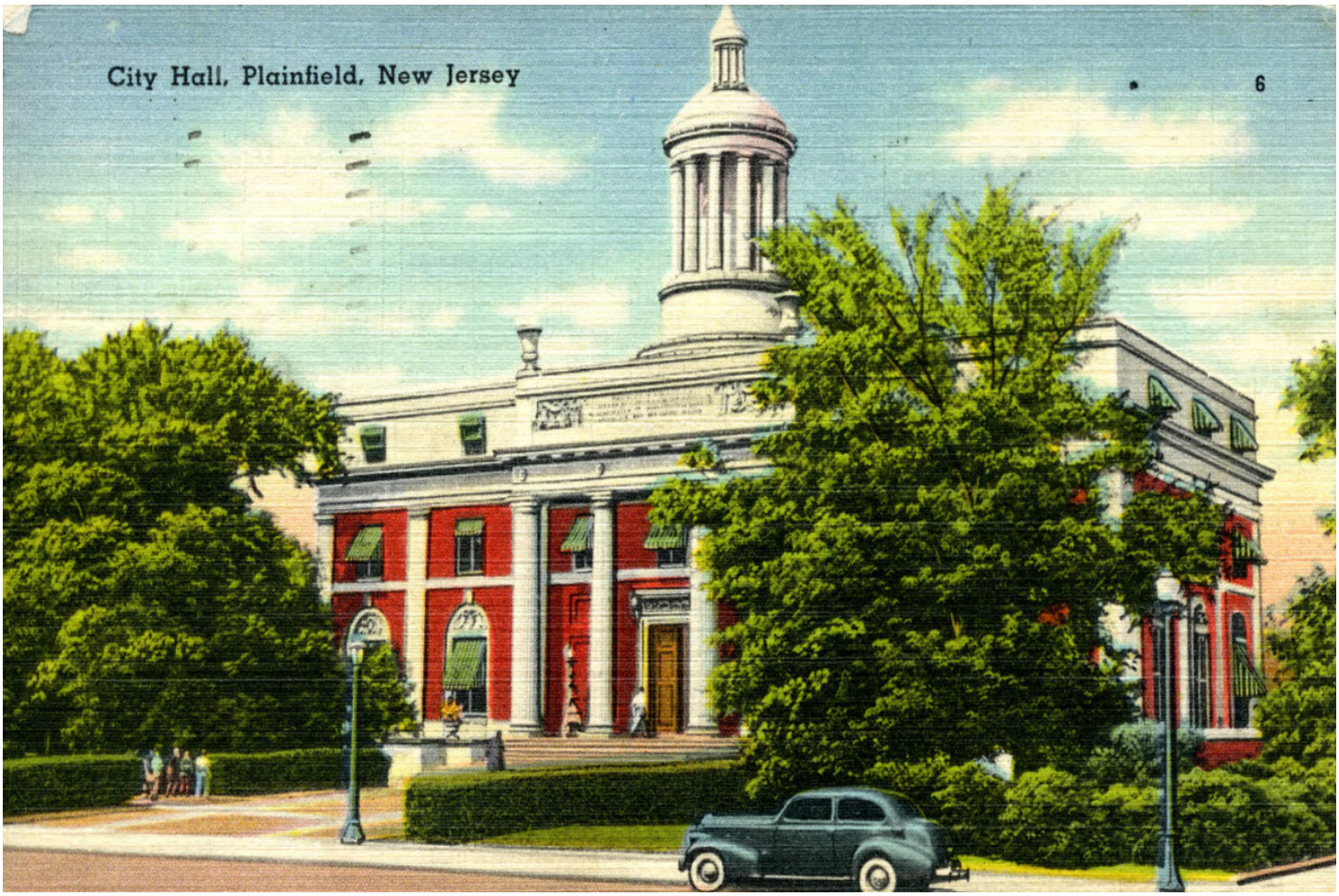


Figure 1: View of Plainfield City Hall around 1953

HISTORIC PRESERVATION ELEMENT OF THE CITY MASTER PLAN

September 30, 2019

CITY OF PLAINFIELD,
COUNTY OF UNION
STATE OF NEW JERSEY

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The City of Plainfield Historic Preservation Commission

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ABBREVIATIONS

CES: Critical Environmental Site

CLG: Certified Local Government

EIS: Environmental Impact Statement

GIS: Geographic Information Systems HCS: Historic & Cultural Site

HPC: Historic Preservation Commission

HPE: Historic Preservation Element

LHRL: Local Housing Redevelopment Law

MLUL: Municipal Land Use Law

NEPA: National Environmental Policy Act

NHL: National Historic Landmark

NHPA: National Historic Preservation Act

NJAC: New Jersey Administrative Code

NJDEP: New Jersey Department of Environmental Protection NJ HPO: New Jersey Historic Preservation Office

NJRHPA: New Jersey Register of Historic Places Act

NPS: National Park Service

NR: National Register

SHPO: State Historic Preservation Office

SR: State Register

TDR:Transfer of Development Rights

ULU&C: Unified Land Use & Circulation

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EXECUTIVE SUMMARY

The 2019 Historic Preservation (HP) Element of the City of Plainfield Master Plan was prepared by Barton Ross & Partners, LLC in collaboration with Pine Mount Consulting, and with the assistance of the New Jersey Historic Preservation Office's (NJ HPO) Certified Local Government (CLG) Grant-in-Aid program. BRPA staff worked closely with City Planning Division staff and the HP Element Working Group, which consists of representatives from the City government, the Historic Preservation Commission (HPC), and the Planning Board, who provided oversight for this study.

This document was developed in loose accordance with the guidelines of Sustainable Jersey, a nonprofit organization that provides tools, training, and financial incentives to support New Jersey communities as they pursue sustainability programs. It meets the requirements stipulated by the New Jersey Municipal Land Use Law (MLUL) for the content of an HP Element, and includes an inventory of local historic resources that lists their locations and a descriptions of their significance, a discussion of the standards used to assess the significance of historic resources, and an analysis of the impact of other master plan elements on the City's historic resources. Additionally, the 2019 HP Element provides an analysis of private sector issues related to historic resources in the City, establishes historic preservation goals and objectives, and includes an action plan that outlines strategies and a timeline for the implementation of a series of historic preservation recommendations.

The report contents of the 2019 HP Element are organized into 11 sections. The Introduction states the purpose of the 2019 HP Element and explains the many values and benefits of historic preservation. Chapter 2: History provides an overview of the City's historic and architectural context, including important themes and development patterns. Chapter 3: Historic Preservation in Plainfield focuses on the achievements and important legacy of planning and preservation activities over the course of the City's history to the present day. Chapter 4: Plainfield Historic Preservation Commission explains the local ordinance, why certain properties are deemed to be of "historic" significance, the National Register Criteria for Evaluation, and how Plainfield designates such properties. Chapter 5: Public Policy Review describes all of the relevant policies, plans, regulations, ordinances, laws, and incentives at the municipal, county, state, and federal levels that could impact historic resources. Chapter 6: Inventory: Historic Resources in Plainfield describes the City's previously-identified historic resources, as well as potential historic resources discussed through development of this plan. Chapter 7: Measuring Policy Effectiveness includes a discussion of historic preservation achievements accomplished in Plainfield, and identifies public and private sector threats to the City's historic resources. Chapter 8 lists the City's historic preservation goals and a set of corresponding objectives, which have been developed specifically for this element to provide guidance for future preservation efforts in Plainfield. Chapter 9: Recommendations contains a series of historic preservation recommendations for the City that are drawn from the opportunities discussed throughout the 2019 HP Element preparation, and provides suggestions for effectively implementing these recommendations over time. Finally, Chapter 10: Appendix includes references to a variety of useful resources drawn upon throughout this document.

The commission may use the findings of this survey to encourage municipal, nonprofit, and individual property owners to seek listings 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 commission share the survey results in the community as an educational and interpretive tool, partnering with local businesses, neighborhood associations, and local government.

Information generated from this HP Element will enable Plainfield's City Council, Planning Board, Zoning Board of Adjustment, and Historic Preservation Commission to make informed land use decisions in accordance with the City Master Plan, local ordinances, and the Municipal Land Use Law. It will also assist the Historic Preservation Commission in making reasonable and consistent future decisions as they continue to be leaders among commissions in New Jersey.

As a result of this 2019 HPE study, the City of Plainfield:

- Identified one new historic district, two neighborhood expansion areas and two individual properties which are potentially immediately eligible for local landmark designation.

- Developed specific historic preservation goals that reflect the community's vision for historic preservation in the City, and objectives or reasons why the community seeks to realize these historic preservation goals.

- Created historic preservation recommendations focused on:
    1. Increasing HPC Funding, Administrative Procedures, and Management Tools.
    2. Maintaining the quantity and quality of locally designated historic resources.
    3. Promoting a balance between preserving existing historic buildings and encouraging contextually appropriate new development.
    4. Supporting public engagement in the stewardship of local historic resources.

- Engaged the public and Planning Division staff throughout the development of the HPE to incorporate stakeholder feedback into the final document.

The City of Plainfield is committed to advancing historic preservation of the City's distinct community character. We hope this project serves as a valuable resource for the City's future preservation planning.

September 30, 2019

1. INTRODUCTION

The 2019 Historic Preservation Element (HPE) advances the many benefits of historic preservation in the City of Plainfield. Historic preservation is the identification, evaluation, and protection of significant historic and archaeological resources. It is an essential tool by which a community bolsters sustainability and achieves broader environmental, social, and economic goals. It promotes the conservation of environmental resources through the retention of existing structures and infrastructure. It creates vibrant downtown areas which draw tourism and cultural institutions, and fosters public appreciation and investment in neighborhoods and in the broader community. It also stimulates the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation and revitalization of historic structures. Historic preservation substantially contributes to the continued quality of life and economic vitality of Plainfield, New Jersey.



Figure 2: View of Crescent Avenue Presbyterian Church looking east down Watchung Avenue around 1906

This HPE advances the historic preservation standards and guidelines established by federal, state, and local laws and regulations. The first comprehensive historic preservation legislation passed in the United States was the National Historic Preservation Act (NHPA) of 1966. It established both the National Register of Historic Places and an administrative network of State Historic Preservation Offices to administer NHPA's programs and requirements. In 1970, New Jersey passed the New Jersey Register of Historic Places Act (NJRHPA), establishing New Jersey's State Register of Historic Places, which is maintained by the NJ HPO. New Jersey's MLUL also contributes to the body of historic preservation legislation in New Jersey. Passed in 1976 with major amendments in 1985, it is the enabling legislation for the protection of historic resources in the State of New Jersey. The MLUL empowers municipalities

to pass a local historic preservation ordinance, and to draft a Historic Preservation Plan Element as part of the municipality's master plan.

A historic preservation plan element: (a) indicates the location and significance of historic sites and districts; (b) identifies the standards used to assess worthiness for historic sites or district identification; and (c) analyzes the impact of each component and element of the master plan on the preservation of historic sites and districts. (NJSA 40:55D-28 - MLUL)

This Historic Preservation Plan Element identifies Plainfield's historic resources and the standards used to assess their significance, promotes historic preservation as a tool for economic development and community revitalization, and sets forth goals and strategies for historic preservation. The plan element establishes historic preservation policy for the City of Plainfield, which in turn is reflected in other components and elements of the City's master plan, the administration of its agencies and programs, and the conduct of its business.

Plainfield is a Certified Local Government (CLG), which enables the City to participate in state and federal historic preservation programs and seek preservation grants. In 1998, Plainfield adopted its first HPE of the City Master Plan, which proposed criteria for the designation of historic structures and identified historic resources within the City. Historic preservation is an important component of the city's efforts to promote sustainable development. The City's existing buildings are one of its greatest renewable resources. The preservation of the existing built resources, including re-use and rehabilitation of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change. The preservation and continued use of the existing historic buildings reduces the amount of demolition and construction waste deposited in landfills, and conserves embodied energy (the amount of energy originally expended to create extant structures).

The 2019 HPE builds on these past achievements and envisions the future for historic preservation in the City. As guided by the MLUL, the HPE:

- Provides a framework for protecting historic resources in the preservation, development, and redevelopment of Plainfield;
- Identifies the ordinances, laws, and planning documents and policies that impact and guide historic preservation in Plainfield;
- Identifies the location and significance of the City's historic sites and districts;
- Communicates the standards used to assess the significance of historic resources;
- Provides historic preservation goals, a set of preservation objectives and recommendations, and an action plan for achieving these goals and objectives; and
- Reflects public engagement and participation in the development of the preservation goals and objectives.

2. HISTORY OF PLAINFIELD

Although Plainfield's first settlement dates from the late 1600s, the city as we know it today was shaped largely in the sixty years between 1870 and 1930, when the railroad and the accompanying demand for new housing in the New York metropolitan area transformed the small farming and milling village into a fashionable commuter suburb of tree-lined avenues and comfortable homes. These commuter-workers and builders have left the City with an irreplaceable stock of valuable housing, residential neighborhoods, churches, and civic buildings, as well as commercial areas within walking distance to residents. Plainfield's historical development is summarized here as background for understanding the city's varied historic resources.

Rural Settlement and Mill Village: 1680-1869

European settlement in Plainfield dates from the 1680s, when a number of ethnic Scots from Perth Amboy established farmsteads along Cedar Brook. English Quakers began moving into the area in the early 1700s, and a Quaker meeting was formed by 1736.



Figure 3: Rahway & Plainfield Friends (Quaker) Meeting, built ca. 1788

Throughout the 1700s population was sparse, numbering less than one hundred persons by the time of the Revolutionary War. The settlement was comprised mainly of dispersed farms and landholdings, with gradual linear development along what is now Front Street, an old route that ran along the east bank of Green Brook. This stream also provided the waterpower for milling, which determined the location and early development of the town's center. Two gristmills, one near present-day Somerset Street and another downstream near Sycamore Avenue, were built in the mid-18th century.

In the early 1800s, with the upper mill complex as its central figure, a village of small dwellings, tradesmen's shops, and stores grew along Front Street between what is now Madison Avenue and Watchung Avenue. Hat and clothing manufacturing became mainstays of the town economy, in addition to the mill and shop trade, which serviced the surrounding farms. The first railroad was completed through Plainfield in 1837. Between 1800 and 1835, Plainfield's population increased tenfold to 1,030. The ethnic and racial composition of early Plainfield has not been well studied, but certainly African Americans numbered among Plainfield's early residents, as both free blacks and slaves are enumerated in the censuses prior to the Civil War.

While Front Street continued to be the town's major axis, growth spread south on a rectangular grid layout. By the mid-19th century, building and population (excluding related growth in what is now North Plainfield) was concentrated in the area bound by Green Brook, Plainfield Avenue, Sixth Street,

and Roosevelt Avenue. The rest of the town was still predominantly agricultural, but the 1850s and 1860s saw the first appearance of stylish country estates on the landscape, a sign of impending social and economic change that would alter Plainfield dramatically.

There are only a small number of surviving structures in Plainfield that date before the Civil War, and consequently, they assume a greater significance because of their rarity. Examples include the Quaker Meeting House (Watchung Avenue), Fitz-Randolph House (1366 Randolph Road), Webster House (11 Brook Lane), Drake House (564 West Front Street), Stelle House (981 Central Avenue), and others documented in the 1985 Plainfield Survey of Historic Building Resources.

Victorian Railroad Suburb: 1869-1900

Plainfield was incorporated in 1869, shortly after the rail connection with New York City was completed. The latter event catalyzed Plainfield's transformation, within fifteen years, from a rural village into a fashionable commuter suburb of 15,000 inhabitants. Plainfield's pastoral attractions and its accessibility to New York City – combined with the post-Civil War rise in business fortunes and an affluent middle class – produced this momentous change.

A wave of land development and building activity hit Plainfield in the 1870s and 1880s, producing compact residential neighborhoods filled with substantial Victorian dwellings from pattern book designs of the period. Larger residential properties, including a number of sizable country estates, characterized new development along several major corridors that cross the city (such as Seventh and Eighth Streets, Front Street, Central Avenue, Grant Avenue and Watchung Avenue). Netherwood, a residential section



Figure 4: View of Belvidere Avenue looking west, Netherwood Heights around 1908

of winding roads with a parklike hilltop setting, was laid out in 1878 with a large resort hotel as its centerpiece. Netherwood is an early example in New Jersey of a planned development based on romantic planning ideas.

The scale, architecture, and function of the central business district also changed dramatically during the late 19th century. Downtown streets, which had been lined with low-rise wooden shops and stores intermingled with wooden dwellings, were replaced by larger brick stores and office buildings to serve the growing population. An important concentration of these late-19th century commercial buildings remains in the North Avenue Historic District.

Civic boosters of the late 19th century proclaimed Plainfield as a 'City of Homes,' the domain of prominent businessmen and millionaires, and boasted of elegant residences and broad paved avenues under continuous archways of maples and elms. Notwithstanding this affluence, the City has always had more socioeconomic diversity than its historical image as an elite suburb presupposes. The demand for service workers and construction work – and most importantly, the emergence of large-scale industry along the railroad corridor – provided sources of new working class employment. The size and ethnic composition of Plainfield's working class population increased significantly during this period, due to migration of African Americans from the South, as well as immigration from countries such as Ireland, Italy, and Poland. Neighborhoods of modest houses developed in proximity to the entire railroad corridor and infilled the older sections of the City. Mount Olive Baptist Church, the City's oldest African American church, and St. Mary's Catholic Church, originally a parish of Irish immigrants, are associated with this demographic development.

Suburb to City: 1900-1950

Though Plainfield is recognized for its Victorian-era buildings and neighborhoods, an almost equal number of historic resources date from the early 1900s. The City filled out its residential neighborhoods with distinctive single-family homes, and improved its public infrastructure, including the erection of City Hall, the Fire Department headquarters, a large Carnegie-endowed addition to the public library (now gone), and other notable civic buildings and schools. Green Brook and Cedar Brook Parks, designed by the prestigious Olmsted Brothers firm, created open space and recreational facilities for all. The period saw the construction of many of the stores and office buildings that stand today.

During the first three decades of the 20th century, Plainfield evolved from an outlying suburb to a regional hub of transportation, trade, and industry, a change that mirrored growth patterns in Union County and northern New Jersey as a whole. Plainfield's central business district enlarged to its present-day scale and land area. Industrial activity along the railroad corridor also expanded. A large Mack Truck plant on the west end became a major employer in the area, and Plainfield emerged as a regional center for automobile sales, service, and parts. While local jobs in business and the professions increased, a substantial portion of Plainfield's residents continued to commute by railroad to workplaces in New York City and Newark until after World War II.

Residential development of the early 20th century equaled the scale and grandeur of Victorian-era building in selected areas of the City, notably in the Van Wyck Brooks and Netherwood areas. But despite the continuation of mansion building, the number of upper-income residences declined in

proportion to the middle-class housing that was constructed throughout the City. Until about 1920, there was still ample farmland and open space on the edges of the City to the north, east, and south. During the 1920s, however, some of the remaining farm properties and 19th century country estates were subdivided for housing developments.

Following the 1930s Depression and World War II, the return to prosperity and peace created an enormous demand for new housing. Plainfield's large estates were subdivided during the post-war years, and the former estate grounds were built up with new Cape Cod houses, ranch houses, and apartment complexes. In addition, many other Victorian mansions in older neighborhoods were demolished in the 1940s and 1950s. By the mid-20th century, the result of these changes was a suburban city with a greater density and a more urban character and physical form that characterizes the City today.

The completion of the railroad in 1839, linking the agrarian village of Plainfield and its surrounding farms with metropolitan New York and Philadelphia, coincided with the high point in America's Industrial Revolution when personal fortunes were being amassed with astonishing speed. Wealthy city folk, seeking rural simplicity, began to spend vacations in Plainfield, either at summer homes or at the five resort hotels built between 1850 and 1878. Vacationers enjoyed bucolic pleasures on carriage rides through the countryside, croquet on the lawn, and boating on Tier's Pond near the old millrace. As train transportation improved following the Civil War and travel time fell within the desirable one-hour range, many summer residents returned to build permanent homes in Plainfield, able to commute to their offices in New York, just as many of Plainfield's residents do today. With ample funds and space for country estates, these entrepreneurs raised magnificent testimonials to the architectural fashions of the day, and elegant reminders of this Victorian Age still line most streets in Plainfield's older residential neighborhoods.

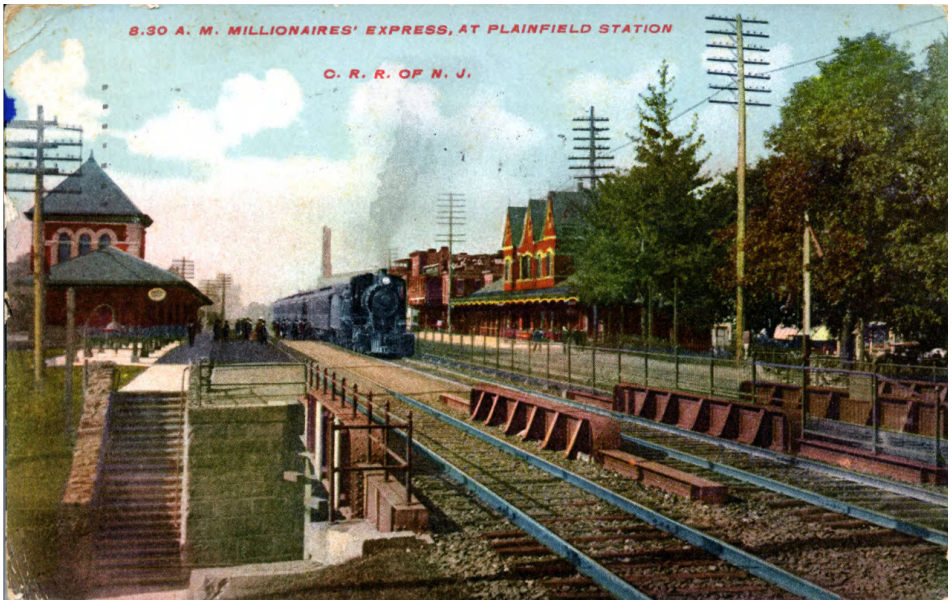


Figure 5: 8:30 a.m. Millionaires' Express, Plainfield Station C.R.R. of N.J. around 1910

Like many towns in New Jersey, the advent of the commuter railroad changed the face of Plainfield forever. Located at the foot of the Watchung Mountains, Plainfield, with its natural springs, came to be hailed as the "Colorado of the East" and was eventually dubbed the "Queen City" after Denver, CO. "An 1870s newspaper account referred to Plainfield as 'this popular inland resort.'" Even after Plainfield's appeal as a resort destination faded, the City continued to be an attractive location for New York's elite to build large and comfortable homes.

An August 26, 1894 article in the New York Times entitled "Plainfield City of Homes" states, "Plainfield is truly the city of homes situated as it is on the line of the New Jersey Central Railroad, only forty-five minutes from New York by express train, it furnishes not only a summer retreat for New York by express train, but year-round home for hundreds who do business on Manhattan Island."

Today, there are numerous articles and publications relating to Plainfield's vast architectural treasure trove, a tradition continued today by the Van Wyck Brooks Historic District Committee and the Netherwood Heights Neighbors Association, both of which host various events, walking tours, and meetings to promote the enhanced quality of life in their historic neighborhoods.



Figure 6: Bird's Eye View Map of Plainfield and North Plainfield, 1899

Sources:
Atlas of the City of Plainfield. F.A. Dunham. Philadelphia, A.H. Mueller, 1894.
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Sanborn Insurance Maps of the City of Plainfield, Union County. New York, Sanborn Map Co., 1886, 1892, 1897, 1904, 1910, 1910 series updated to 1933.
Union County, N.J. 1862. New Haven, Conn., Whitlock's, 1862.



Figure 7: West Front Street around 1911

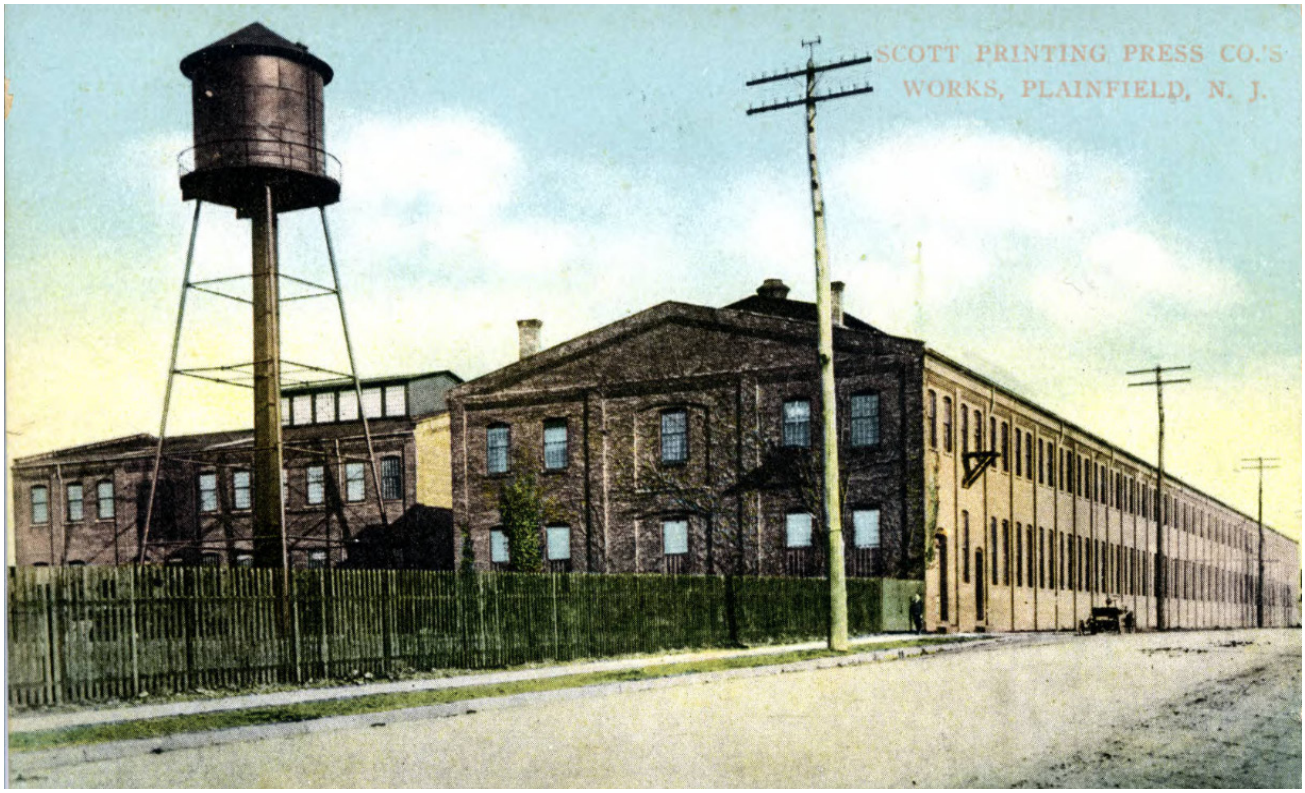


Figure 8: Scott Printing Press Co.'s Works, around 1910

3. HISTORIC PRESERVATION EFFORTS IN PLAINFIELD

Reminders of the City's past are evident today in its residential neighborhoods, churches, schools, civic buildings, parks, and commercial areas. These historic resources are not just a legacy of the past, but assets for the present and future. In contrast to recent sprawling suburbs, Plainfield has all the mixed-use components heralded in town planning – a strong core of well-constructed and architecturally distinctive buildings; a street system and lot sizes that were laid out with a pedestrian scale and a sense of neighborhood in mind; and a town center where shopping, civic and cultural activities, residential units, and mass transportation are all within proximity to city residents.

Historic preservation is a fundamental part of the City's efforts to preserve its housing stock and neighborhoods, revitalize its downtown, and support dynamic cultural institutions. The community has recognized the importance of its historic resources through its master plan and zoning regulations, historic preservation commission, designation of historic districts and sites, and support for restoration of City-owned historic structures like the iconic Plainfield City Hall completed in 1919. By 1981, the first four historic districts had been designated – Crescent Area, Hillside, North Avenue, and Van Wyck Brooks. These districts also were successfully nominated to the New Jersey and National Registers of Historic Places at the time.

Spearheaded by citizen activists and neighborhood associations, the City Council enacted its first historic preservation ordinance in 1979, and in 1980, it established a Historic Review Committee to guide the City's efforts in historic preservation. The Historic Review Committee was the forerunner of the Historic Preservation Commission that exists today (See Chapter V to learn more about the HPC). The historic preservation ordinance was revised and strengthened in 1986 to fully comply with 1985 amendments to the Municipal Land Use Law and to reestablish the existing Historic Preservation Commission. Further revisions of the ordinance were adopted in 2002 and incorporated into the City's Land Use Ordinance (LUO).

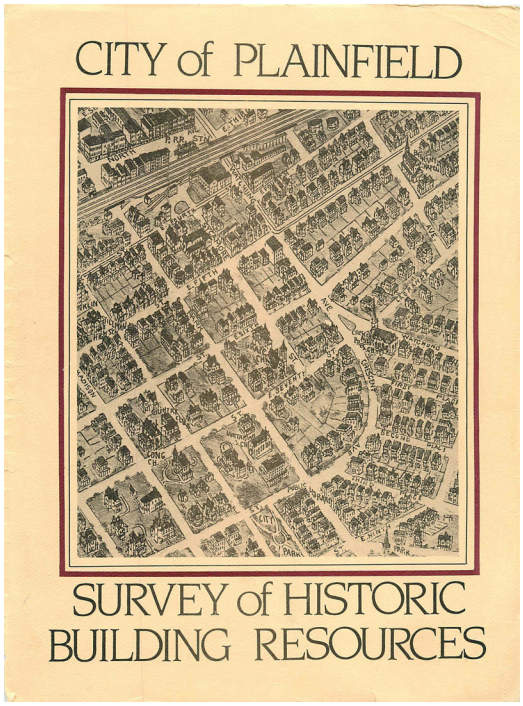


Figure 9: The Plainfield Survey of Historic Building Resources cover, 1985

During the 1980s and 1990s, Plainfield established itself as a leader in New Jersey through expansion of its historic preservation program. A series of projects, many initiated by the City's Division of Planning, resulted in these accomplishments:

The Plainfield Survey of Historic Building Resources was completed by HPC Consultant Gail Hunton in 1985. The historic resources survey is the foundation for municipal historic preservation planning. The citywide survey provided historical documentation for almost 300 structures, and recommended numerous individual properties and historic districts for listing on the National Register of Historic Places, as well as local designation under the City's historic preservation ordinance.

Later in 1986, Plainfield became one of the first municipalities in New Jersey to be granted Certified Local Government status. The Certified Local Government Program, a federal program administered by the Department of the Interior through the State Historic Preservation Office (SHPO), affords eligible local governments preferential funding for historic preservation projects and participation in State and National Register reviews.

With grant assistance from the Certified Local Government Program, the City prepared and adopted the first Plainfield Design Guidelines for Historic Districts and Sites in 1988 to assist the Historic Preservation Commission in its review of proposed work on properties in the historic districts, and to guide property owners in planning and designing their construction projects. The resulting publication won a New Jersey Historic Sites Council Historic Preservation Award in 1989. The design guidelines were revised and updated for web-based publication in 2007.

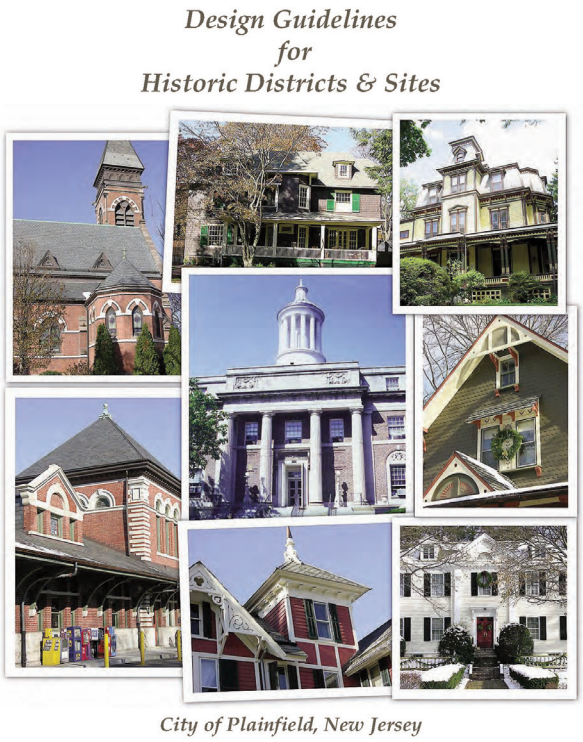


Figure 10: Plainfield Design Guidelines cover, rev. 2007

In 1988, the city adopted its first Historic Preservation Plan Element to the City's Master Plan, again a forerunner among New Jersey municipalities. In 1992, the city was awarded a historic preservation grant from the New Jersey Historic Trust to restore the cupola on Plainfield City Hall, which is listed on the National and New Jersey Registers of Historic Places. Following the successful completion of the cupola restoration, the City received a Historic Preservation Award from the New Jersey Historic Sites Council in 2002. Two years later, in 2004, the New Jersey Historic Trust awarded a second grant to the City to complete the restoration of the exterior of City Hall. This work is ongoing at the time of preparation of this element.

In 1992, the City was awarded a historic preservation grant from the New Jersey Historic Trust to restore the cupola on Plainfield City Hall, which was built in 1917-1918 and is listed on the National and New Jersey Registers of Historic Places. Following the successful completion of the cupola restoration, the City received a Historic Preservation Award from the New Jersey Historic Sites Council in 2002. The New Jersey Historic Trust awarded a second grant to the City in 2004 to complete The restoration of the exterior of City Hall.

In 1998, the City adopted a new Master Plan with a Historic Preservation Element on equal standing with other community planning concerns. In April 2007, the Planning Board adopted a Master Plan re-examination report, which this HPE is now currently updating.

3.1. Historic Resources Survey Overview

The historic resources survey is the basis for municipal historic preservation planning, and the foundation of the historic preservation plan element under the Municipal Land Use Law. A historic resources survey for Plainfield was completed in 1985 with the assistance of a Historic Preservation Survey and Planning grant from the State Historic Preservation Office (NJ DEP). The City of Plainfield Survey of Historic Building Resources was prepared during 1984-85 for the Plainfield Planning Division by historic preservation consultant Gail Hunton (See Map 6 for more information).

The survey covered the entire city, with the exception of the four historic districts that were in existence by 1985 and had been previously surveyed (Crescent Area, Hillside Avenue, North Avenue, and Van Wyck Brooks Historic Districts). Survey guidelines and evaluation criteria established by the National Register of Historic Places and the State Historic Preservation Office were utilized.

The Plainfield survey recorded 216 individual structures throughout the City. In all, the survey totals nearly 300 sites, counting those structures that are part of surveyed commercial streetscapes on Front Street, Park Avenue, and Watchung Avenue. The survey recommended individual properties and historic districts for inclusion on the National Register of Historic Places as well as local designation under the City's historic preservation ordinance. As part of the survey project, assistance was provided to the Van Wyck Neighborhood Association in completing the National Register nomination of the Van Wyck Brooks Historic District, which was listed in 1985. The Plainfield Survey of Historic Building Resources is on file at Plainfield City Hall and at the State Historic Preservation Office in Trenton, where it is part of the New Jersey's statewide historic sites inventory.

In 2017, the City received a CLG grant and undertook a new intensive-level historic architectural survey for historic district expansions of 149 properties in the Van Wyck Brooks Historic District and 87 properties in the Netherwood Heights Historic District. The study was designed to identify properties to be added to the two existing historic districts for local designation and future inclusion in the next revision of the City's historic preservation element of the master plan. Most of the historic properties evaluated date from the late nineteenth to early

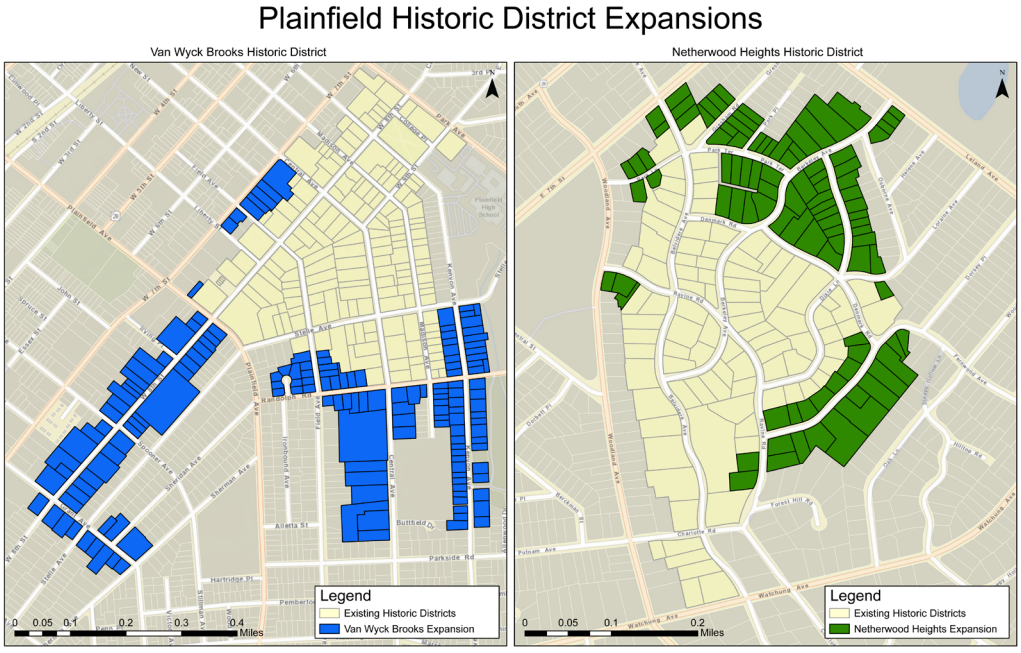


Figure 11: Historic District Expansions Proposed Map Boundaries, 2017

twentieth century suburban building booms. The survey recommended the City of Plainfield expand the boundaries of both the Van Wyck Brooks and Netherwood Heights local historic districts to afford more streetscape protection and add buffer viewshed areas to the most significant properties in these architecturally distinguished residential neighborhoods (See Map 7).

For the purpose of the Master Plan, all properties included in the 1985 and 2017 surveys are identified as historic sites. Lists of properties included in the survey are provided in the Appendix. Standards for designation of historic sites and districts are cited in the City's historic preservation ordinance. The criteria for evaluating and designating historic sites and districts follows those of the National Register of Historic Places, which are:

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

1. that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. that are associated with the lives of persons in our past; or
3. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. that have yielded, or are likely to yield, information important in prehistory or history.

3.2. Local (City) Designated Historic Resources

Since the first four historic districts were created, four additional historic districts were designated in the 1980s and 1990s – Putnam Watchung in 1987, Netherwood Heights in 1988, Broadway in 1992, and Civic Historic District (including City Hall) in 1993. In addition, six new sites were added to the Local, New Jersey and National Registers of Historic Places, including the Plainfield Railroad Station, Netherwood Railroad Station, St. Mary's Catholic Church Complex, Plainfield Fire Dept. Headquarters, Fire House No. 4, and YWCA of Plainfield-North Plainfield. The remainder of the locally designated resources, including Cedar Brook Park, Green Brook Park, and twelve more individual landmark properties were designated by the City in 2007-8.



Figure 12: View of East Front Street around 1904

Today there are over 600 historic properties locally designated in Plainfield that are protected and regulated by the City's historic preservation ordinance. This includes ten (10) locally designated historic districts and eighteen (18) individual historic landmarks. Many more properties are eligible for designation as future historic districts and landmarks, and are explored later in the HPE. The City's historic districts and individual landmarks are listed here in chronological order of designation (See Maps 1 and 2 for more information).

Local Historic Districts:
1. Crescent Area Historic District (City 1979; NRHP/NJRHP 1980)
2. Hillside Avenue Historic District (City 1981;NRHP/NJRHP 1982)
3. North Avenue Historic District (City 1981; NRHP/NJRHP 1984)
4. Van Wyck Brooks Historic District (City 1981; NRHP/NJRHP 1985)
5. Putnam-Watchung Historic District (City 1987)
6. Netherwood Heights Historic District (City 1988)
7. Broadway Historic District (City 1992)
8. Civic Historic District (City 1993; NRHP/NJRHP 1993)
9. Cedar Brook Park Historic District (City 2010; NRHP/NJRHP 2007)
10. Green Brook Park Historic District (City 2010; NRHP/NJRHP 2004)

Local Historic Landmarks:
1. Plainfield Fire Dept. Headquarters (City 1993; NRHP/NJRHP 1993); 315 Central Avenue
2. Nathaniel Drake House (City 1973; NRHP/NJRHP 1973); 602 West Front Street
3. YWCA of Plainfield-North Plainfield (City 1998; NRHP/NJRHP 1998); 232 East Front Street
4. St. Mary's Catholic Church Complex (City 1985; NRHP/NJRHP 1985) Liberty St. at West Sixth St.
5. Fire House No.4 (City 1993; NRHP/NJRHP 1993); 1015 South Avenue
6. Netherwood Railroad Station (City 1984; NRHP/NJRHP 1984)
7. Plainfield Railroad Station (City 1993; NRHP/NJRHP 1984)
8. Gate House to the John Taylor Johnston Estate (City 2006); 857-859 East Front Street
9. J.K. Myers House (City 2006); 133-139 East Seventh Street
10. Plainfield Seventh Day Baptist Church/Board of Education (City 2006); 500-506 Madison Avenue
11. H.C. Fuller House (City 2006); 1102-1108 Myrtle Avenue
12. Clawson House (City 2006) 523-525 Park Avenue
13. Fitz-Randolph House (City 2006) 1362-1366 Randolph Road
14. Plainfield Seventh Day Baptist Church (City 2006); 501-511 Central Avenue
15. George A. Strong House/DuCret School of the Arts (City 2006) 1012-1036 Central Avenue
16. Grace Episcopal Church (City 2006; NJRHP 2001); 600 Cleveland Avenue
17. Titsworth-Sutphen House (City 2006); 201-209 West Second Street
18. Smalley House (City 2006); 1170-1174 Woodland Avenue
___Lampkin House (City 2006); 846-854 Terrill Road*

* House demolished by City of Plainfield in 2016 and delisted locally in 2017

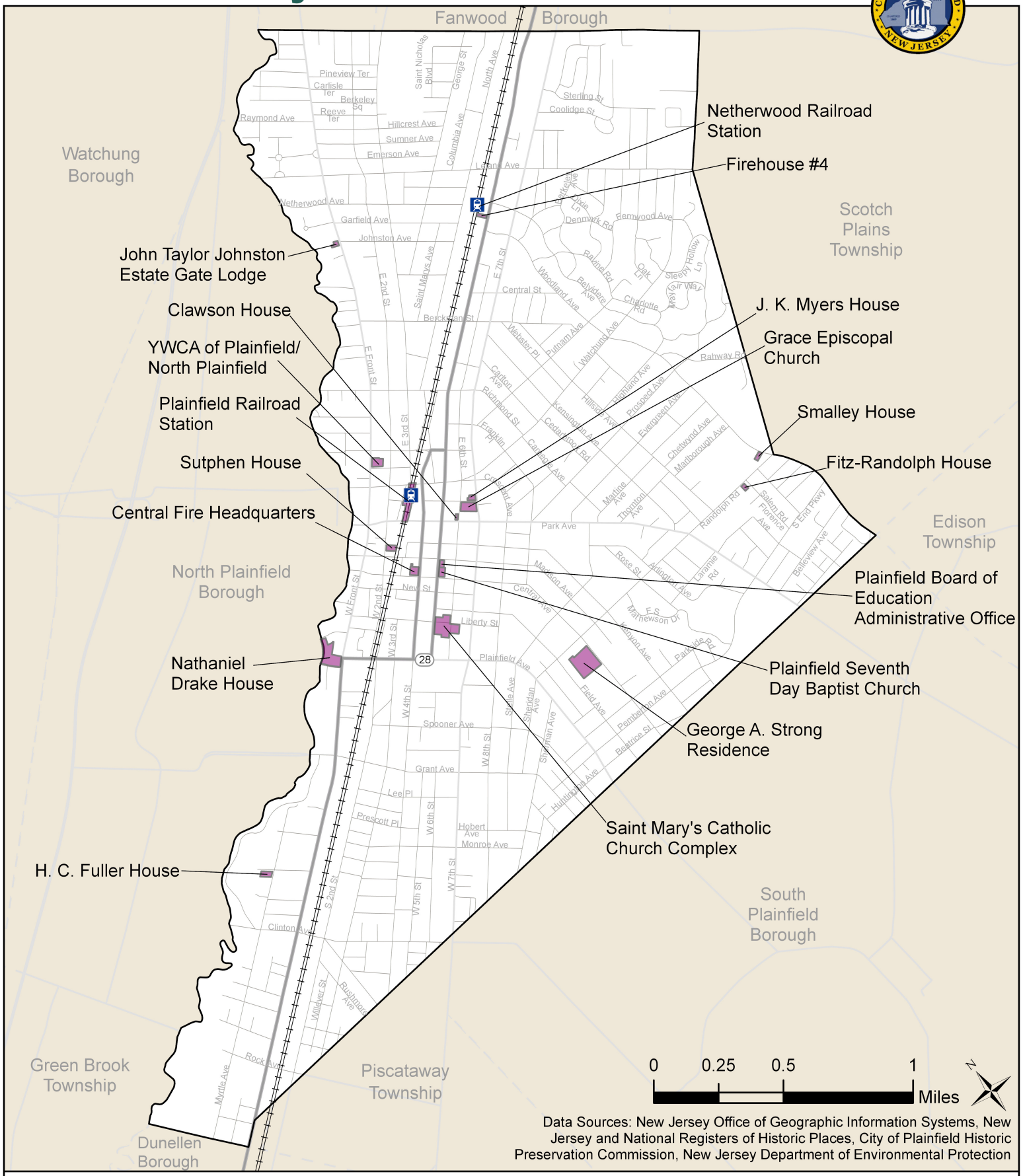


Figure 13: Plainfield High School around 1930



Figure 14: Park Avenue and Second Street showing Queens City Hotel around 1905

City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Individual Historic Landmarks Designated by the City of Plainfield, New Jersey

Local Individual Landmarks (18)

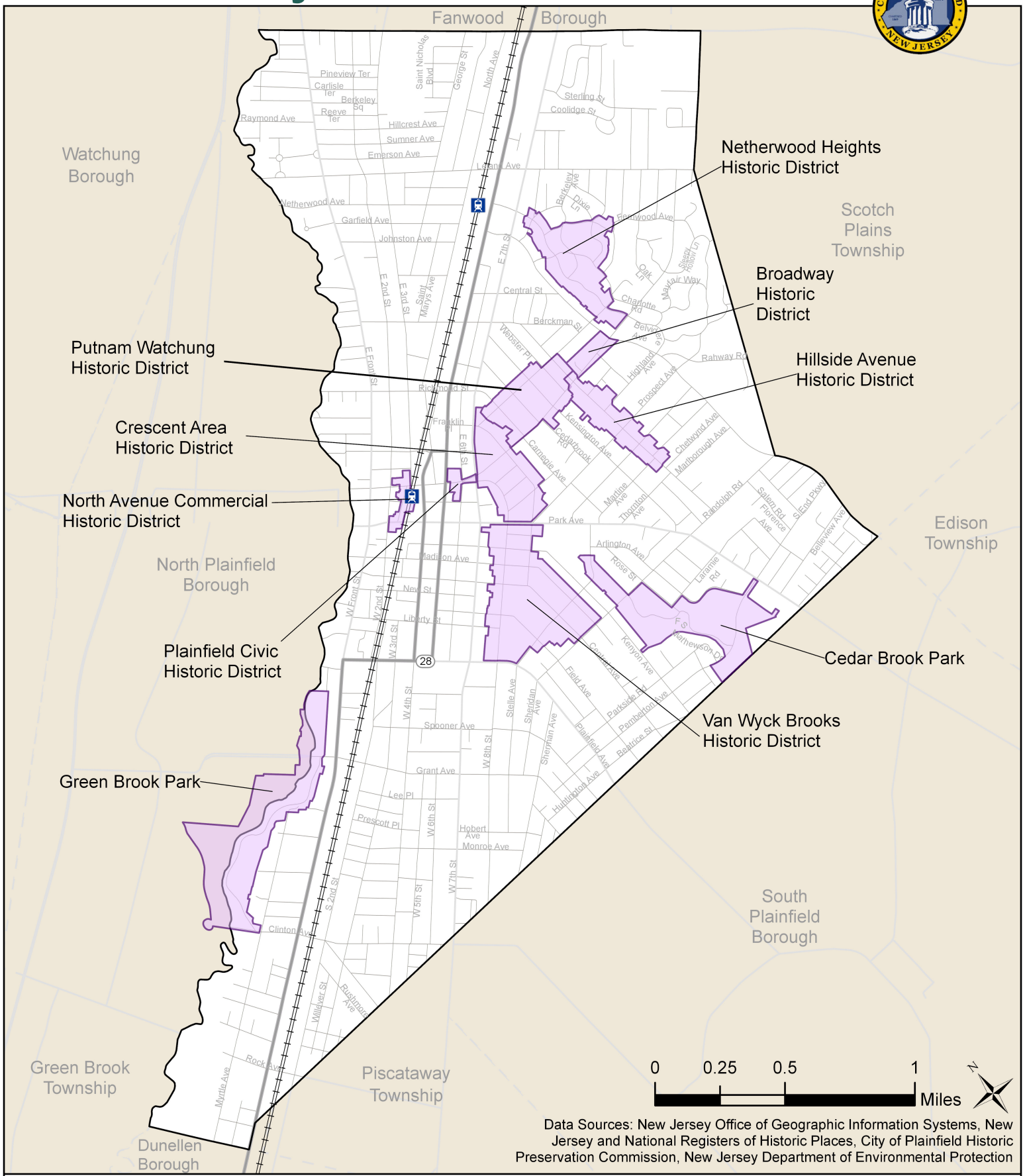
Barton Ross & Partners LLC
Architects

Washington College
Geographic Information Systems

Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Districts Designated by the City of Plainfield, New Jersey

Local Historic Districts (10)

Barton Ross & Partners LLC
Architects
Washington College
Geographic Information Systems
Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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4. PLAINFIELD HISTORIC PRESERVATION COMMISSION

4.1. City of Plainfield Historic Preservation Commission

The Historic Preservation Commission serves to identify and protect Plainfield's historic homes, religious and commercial buildings, historic sites and entire districts throughout the City. Historic preservation helps in strengthening the sense of connection to the community's past and creating a distinctive environment and sense of place for our community. The Commission intends to foster civic pride in the accomplishments of Plainfield's past; promote the use of historic districts and landmarks for the educational, cultural, and recreational welfare of its residents; and help to ensure the harmonious and efficient growth of the City.

In accordance with the State Municipal Land Use Law, the commission surveys buildings, structures, objects, sites, and districts located within the City and evaluates them for their historic significance. The Commission then proposes to the City Council those properties it has found to be culturally significant and thus worthy of landmark designation. The Commission also advises the Planning Board, Zoning Board of Adjustment, and the City Council on all matters that have a potential impact on the historic buildings, structures, objects, sites, or districts in Plainfield.

There are currently ten locally landmarked historic districts: Civic Historic District, Crescent Area Historic District, Green Brook Park Historic District, Cedar Brook Park Historic District, Hillside Avenue Historic District, North Avenue Historic District, Van Wyck Brooks Historic District, Netherwood Heights Historic District, Putnam Watchung Historic District, and the Broadway Historic District. The Commission reviews and approves changes to properties within these districts and to eighteen local historic landmark properties. The Commission holds public hearings for this purpose once a month, every fourth Tuesday.

The Plainfield Historic Preservation Commission (HPC) was created in 1986 by municipal ordinance to promote historic preservation in Plainfield, to advise the Planning Board and Zoning Board on applications for development within Plainfield's historic districts and sites, and to review building permit applications for proposed repairs, additions, alterations, new construction, demolition, and relocation. Comprised of nine volunteer citizen members appointed by the Mayor, HPC members have expertise in architectural design, construction, and local history.



Figure 15: Typical Historic Preservation meeting in City Hall

The HPC reviews all work that will change the exterior appearance of designated historic properties, including principal buildings, garages, carriage houses, gazebos and other auxiliary buildings, fences, walls, driveways, sidewalks, signs, and parking

lots. The HPC issues Certificates of Appropriateness if it finds that the work proposed is appropriate to the historic district and conforms to the Design Guidelines. The motto of the commission imparted to historic building owners is simple: "Install 'like materials for like materials,' or simply put – replace what was there with the same material."

> "The purpose of the Commission is to promote the educational, cultural, economic and general welfare of the City through the preservation of historic building, structures, places and districts, to develop and maintain appropriate settings for such resources and to document and promote the public enjoyment of such resources which impart a distinct aspect of the City and which serve as visible reminders of the historical and cultural heritage of the City, the State and the Nation." *HPC Mission*

What is Historic Preservation?
Defined as the identification, evaluation, and protection of historic resources, these irreplaceable properties play a vibrant role in their communities by improving the quality of life. Historic preservation is a catalyst that ultimately gives physical places their cultural identities and promotes a sense of local pride and stewardship for future generations. Municipalities like Plainfield can curb suburban sprawl, preserve open space, and reduce their landfill waste by utilizing existing building stock.

What is the Historic Preservation Commission (HPC)?
The Historic Preservation Commission is part of the Plainfield City government, and consists of 11 members who are appointed by the Mayor and confirmed by City Council. Commission members are volunteers who are knowledgeable in local history and building design. The HPC reviews work that will change the exteriors of designated sites, including buildings, garages, carriage houses, gazebos, fences, walls, driveways, sidewalks, signs, and parking lots. The review process ensures that the distinctive character of historic sites is preserved.

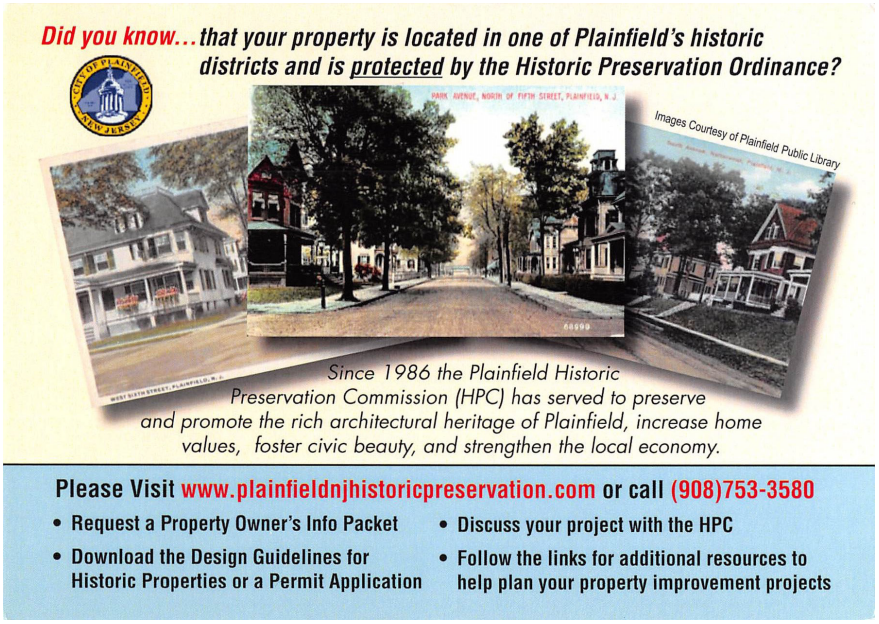


Figure 16: Plainfield HPC Homeowner Postcard

When Does a Project Need HPC Approval?
A Certificate of Appropriateness issued by the HPC is required before any of the following work on historic properties can commence:

- Any exterior work that requires a building permit. Examples include roof repairs or replacement, porch repair or replacement, new siding, decks, additions, and demolitions.
- Any exterior repairs or replacements such as windows, doors, stairs, and railings.

- Any addition of or replacement of fences, walls, signs, solar panels, sidewalks, driveways, and parking lots.

When Does a Project NOT Require HPC Approval?

- Any work on the interior of your building.
- Any work that is not visible from a public right-of-way.
- Ordinary maintenance that does not require the replacement of existing materials.
- Any painting of your building.

How does the HPC Review Proposed Work?
The HPC follows the Plainfield Design Guidelines for Historic Districts and Sites (available online). The Guidelines do not impose a particular design or architectural style; the intent is to encourage work that is compatible with the historic structure in scale, materials, and related features. Commission members also have expertise in building projects, and can offer practical and cost-effective advice on materials, products sources, and methods of construction.

> "I would like to commend the Plainfield HPC on running a very professional and effective HPC meeting. Your commissioners were very knowledgeable and did a great job of explaining the process to the applicants, working with them to explore alternatives, and arriving at successful preservation outcomes on a variety of projects." Jonathan Kinney, Certified Local Government coordinator, State of New Jersey Historic Preservation Office, Sept. 21, 2015

Recent HPC Accomplishments:
The Plainfield HPC is one of the oldest active commissions in the state serving as a leader or 'model' local commission in the state, especially on issues of contextual urban planning as it relates to historic preservation. A major goal of the HPC has been to actively engage the local citizens in a positive discourse regarding the need for, and benefits of, local historic preservation. The hope is that the community continues to embrace the HPC as a valuable component of the City's efforts to keep Plainfield a highly desirable place to live and work. Some of the significant accomplishments undertaken by the commission include:

- The HPC received the state's 2018 New Jersey State Leadership Award for City of Plainfield Historic Preservation Commission as presented by *Preservation New Jersey* at the annual conference.
- Reorganized the Planning Drive digital files by address folder. All historic photos, HPC paperwork, historic surveys and Register



Figure 17: NJ Historic Preservation Commission Award

nominations were scanned, catalogued and electronically filed for future safe-keeping and ease of public access.

- Wrote Legislator advocacy support letter for Assembly Bill A1311 / Senate Bill S1170, also known as the 'Historic Property Reinvestment Act.' This bill was developed by a coalition of private and public organizations that will provide homeowners and corporations with an economic incentive to help revitalize older neighborhoods and reuse historic structures by providing a 20% State tax credit for their rehabilitation.
- The HPC works very well with the City Council, the Zoning Board of Adjustment, the Planning Board, the Shade Tree Commission, the Construction Department, and the Planning Division, and regularly consults on historic projects throughout the City, not just those properties under local ordinance jurisdiction.
- Violations Database, zoning summons, and monitoring. The Planning Division initiated a rigorous Code Enforcement program in the City for historic properties, resulting in much greater conformance with the ordinance.
- The HPC is an active participant in the Certified Local Government process through the NJ Historic Preservation Office and the National Park Service. Recent grants for surveying and revising the historic preservation element of the master plan are currently being undertaken.
- Netherwood Heights and Van Wyck Brooks Historic District Expansion Survey of 249 eligible historic resources – as part of a 2017 CLG Grant, the HPC completed a property survey report over 1,000 pages long, a historic district nomination report, and a PPT presentation, and has set up community meetings to discuss the local designation process.
- The HPC designed, translated, and distributed the first-ever Spanish-language version of its own Design Guidelines booklet to better assist and interact with local builders.
- Instrumental in the design and creation of a local HPC Awards Program for Building Restorations/Rehabilitation/Adaptive Reuse/and Preservationist of the Year awards.
- Sponsored, studied, and wrote a National Register Nomination for the derelict Lampkin House, the oldest historic home in the municipality, which was threatened with imminent demolition.
- Run effective HPC website explaining the historic preservation process in Plainfield, with links to historic district maps, application forms, and other helpful NJ preservation resources.
- Wrote a detailed property history and architectural study of the Sutphen House, a circa 1852 farmhouse once home to Plainfield's first mayor, enabling its local protection as an individual landmark and saving it through skillful integration in a redevelopment project.
- Conducted Wood Window Workshops at the Plainfield Public Library for historic homeowners.



Figure 18: Plainfield HPC Awards presentation

- A total of six (6) Commission members attended the 2016 New Jersey History and Historic Preservation Conference, June 8 and 9 at Seton Hall University, South Orange, NJ. Chairman William Michelson was a presenter at the work session 'Above and Beyond the Monthly Meeting: How Historic Preservation Commissions Affect Outreach and Education.'
- Active participant in the Section 106 review process with the State of New Jersey's Historic Preservation Office. 'Section 106 review is our opportunity to alert the Federal Government to the properties we value and to influence decisions about the Federal projects that affect them.'
- Sponsor of the annual Tri-County History Fair hosted in Plainfield. Features a fun day of historical discovery and promotion including collections, exhibits, resource sharing, and raffles.

4.1.1. Criteria for Determining Local Significance

What makes a property historically significant? In order for properties to be locally designated as Historic Landmarks and Districts by the City of Plainfield, they must meet the criteria set forth in the Historic Preservation Ordinance - Plainfield Article X, Code Section 17:10-3:

17:10·3 Criteria For Designation Of Historic Sites And Districts.

The Commission or any interested party may recommend designation of historic sites or districts that have integrity of location, design, setting, materials, workmanship, and association, and that meet one (1) or more of the following criteria:

A. Character, interest, or value as part of the development, heritage, or cultural characteristics of the City, State or nation;

B. Association with events that have made a significant contribution to the broad patterns of our history; or

C. Association with the lives of persons significant in our past; or

D. Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a builder, designer, artist, architect, or landscape architect whose work has influenced the development of the City, State, or nation; or

E. Unique location or singular physical characteristics that make a district or site an established or familiar visual feature; or

F. That have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, 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 primarily significant 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 appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance 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 if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Process for City of Plainfield Local Designation

Both the City of Plainfield and National Register criteria are used to evaluate the eligibility of historic district and landmark properties for local designation in Plainfield. In order for historically significant properties to be locally designated as Historic Districts by the City of Plainfield, they must follow the procedures as set forth in Plainfield Article X, Code Section 17:10-1-2:

17:10-1 Purpose.

The purpose of this Article is to promote the educational, cultural, economic, and general welfare of the City through the preservation of historic buildings, structures, places and districts; to develop and maintain appropriate settings for such resources; and to document and promote the public enjoyment of such resources which impart a distinct aspect of the City, and which serve as visible reminders of the historical and cultural heritage of the City, the State, and the nation. (MC 2002-29 §17:10-1, December 2, 2002)

17:10·2 Procedures for Designation of Historic Sites and Districts.

A. Interested parties shall contact the administrative officer of the Historic Preservation Commission regarding consideration of a proposed historic site or district. The Commission may also initiate the designation of a historic site or district. The administrative officer will schedule a hearing before the Historic Preservation Commission to review the proposed historic site or district. The formal historic district nomination shall include: a building-by-building inventory of all properties within the district; black and white photographs of all properties within the district; a property map of the district

showing boundaries; and a physical description and statement of significance which address the criteria for designation set forth herein. The formal historic site nomination shall include: a black and white photograph, a tax map of the property, and a physical description and statement of significance which address the criteria for designation set forth herein.

B. Upon review and approval of the proposed site or historic district by the Historic Preservation Commission, the Commission shall forward the proposed site or district nomination to the Planning Board for consideration. In the case of a site nomination, the interested parties shall send notification of intent to designate the historic site to the owner of the proposed historic site; in the case of a district nomination, the interested parties shall send notification of intent to designate the historic district to all property owners within the proposed historic district. In the case of expansion of a historic district, notice is required only for the property owners in the area of the expansion. Notification shall be by certified mail at least thirty (30) days prior to the Planning Board hearing. The interested parties shall submit to the Planning Board a complete list of notified property owners. In the event that fifty-one percent (51 %) of the property owners object in writing to the proposed district, it shall not be designated.

C. Upon review and approval of the proposed site or district by the Planning Board, the site or district nomination will be sent to the City Council for adoption to amend and supplement the City's zoning ordinance.

D. All other requirements of the Municipal Land Use Law regarding adoption of development regulations shall be followed.

E. Provisions of this section relating to designation of historic districts shall also apply to proposals to expand historic districts, except that notice shall be required only for expanded districts. (MC 2002-29 §iI7:10-2, December 2, 2002)

Following local designation, properties listed in the historic districts or individually will be subject to a review process. The review process to obtain City of Plainfield (MC 2002-29 § 17:10-4, December 2, 2002) approval for exterior property alterations is summarized below:

17:10-4 Actions Requiring A Certificate Of Appropriateness.

A. A Certificate of Appropriateness issued by the Historic Preservation Commission shall be required before a permit is issued for any of the following, or before work can commence on any of the following within a historic district or on a historic site:

1. Demolition of any building, site, place, or structure.
2. Relocation of any building, site, or structure.
3. Change in the exterior appearance of any contributing building or structure by addition, reconstruction, alteration, maintenance, or repair, if such change would be subject to view from a public street. Exterior change for all primary and accessory buildings visible from a public street shall include all matters which require a permit as defined in Article 1, Section 17: 1-6 and also shall include but are not limited to additions and changes visible from a public street such as the removal, repair, or replacement of windows, doors, shutters, balustrades,

railings, columns, cornices, moldings, trim, stairs, steps, porches, walks, siding, gutters, signs, and solar panels.

4. Any addition or new construction of a principal or accessory building or structure subject to public view.
5. Changes to existing sidewalks within the public right-of-way and changes to existing walls, fences, signs, solar panels, or parking lots, or the construction of any new sidewalks, within the public right of way, or of any new fences, walls, signs, solar panels, or parking lots, if subject to public view.
6. The removal of living trees measuring eighteen (18) inches or more in diameter at breast height located within the public right-of-way.

B. A Certificate of Appropriateness shall not be required before a permit is issued by the administrative officer for the following matters:

1. Changes to the interior of structures.
2. Changes not visible to the public.
3. Exterior or interior painting of existing structures.

All projects requiring a Certificate of Appropriateness in the City of Plainfield and all applications for development on historic landmarks or in historic districts shall also be guided by the principles contained in the most current versions of the Secretary of the Interior's Standards for Rehabilitation (as contained within the Secretary of the Interior's Standards for the Treatment of Historic Properties), by the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, and by the City of Plainfield Design Guidelines for Historic Districts and Sites, incorporated herein by reference, as the same may be applicable and appropriate, and as amended and revised from time to time. In utilizing the Secretary of Interior's Standards, the Commission shall be guided by the provisions thereof including, but not limited to, the following:

4.1.2. Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- The first treatment, Preservation, places a high premium on the retention of all historic fabric

through conservation, maintenance, and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

- Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
- Restoration, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations. For example, its relative importance in history: Is the building a nationally significant resource – a rare survivor of the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be structurally upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction which must meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The Standards are not meant to prevent change – instead, they represent a sophisticated and nuanced framework for managing change. The Standards do not require that every feature of a historic property be preserved, but do seek to preserve the most significant, character-defining features of a historic site. The Standards also give important guidance on how to design and construct new additions in a manner that does not detract from a property's historic character.

The full Secretary of the Interior's Standards and Guidelines are found on the National Park Service website. The ten (10) applicable Secretary of the Interior's Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or

elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm



Figure 19: Secretary of the Interior's Standards, published by the National Park Service

5. PUBLIC POLICY REVIEW

Historic preservation is primarily a product of grassroots initiative fostered by many decades of interest and effort by private citizens. Early preservation efforts in the nineteenth century focused on sites of great national interest like George Washington's Mount Vernon (1853) or the Gettysburg Battlefield (1864). Over time, the preservation movement expanded as places of regional and statewide significance were identified and protected. Increasingly, communities began to recognize that many of their homes, churches, public buildings, and neighborhoods were important locally and also deserved to be recognized, preserved, and respected.

During the course of this growing movement, local, state, and federal governments established a framework to aid and encourage community preservation efforts. A structure has taken form to help identify significant resources, fund their preservation, and plan for their future. While this structure emanates through the federal government based upon a nationwide consensus on preservation standards, preservation programs are implemented primarily at the local level by, and in accordance with, the goals, beliefs, priorities, and capabilities of the local community and its citizens. The grassroots nature of historic preservation is a fundamental concept and the strength of historic preservation programs.

This section outlines the structure of the greater historic preservation program at the federal, state, regional, and local levels. It demonstrates how the preservation program in Plainfield builds upon an established system in accordance with local interests and dependent upon local initiatives.

5.1. National Historic Preservation Programs

Over the decades, the federal government has established historic preservation programs in recognition of its responsibility to protect historic, cultural, and natural resources on federally owned lands and on other lands where federally sponsored activities are undertaken. Together, these programs have evolved into a comprehensive national program. Through example and through a network of nationwide partnerships, the federal government provides leadership, encouragement, and support in the stewardship of historic resources associated with the nation's heritage.

5.1.1. National Historic Preservation Act of 1966

The 1963 demolition of Penn Station in New York City galvanized grassroots support for Congress to pass the landmark National Historic Preservation Act of 1966 (NHPA; Public Law 89-665; 16 U.S.C. 470 et seq.). Some fifty years on, this act has had a major positive impact on the fate of historic resources across the United States. Keys to its success have been the creation of the National Register of Historic Places and the official establishment of state historic preservation offices that coordinate regional preservation efforts and administer matching federal funding to certified local governments. The linkage of federal Historic Tax Credits to properties listed in the National Register some ten years after the passage of the NHPA provided a major incentive for preservation that has fueled more than forty years of rehabilitation of valuable historic properties and stimulated important investment in historic neighborhoods, downtown areas, and Main Streets.

The NHPA was signed into law in 1966, with major amendments in 1980 and 1992. It is the cornerstone of the National Historic Preservation program. The NHPA establishes as federal policy that the government will provide leadership in the preservation of historic resources and will administer a national preservation program in partnership with states, Native American tribes, and local governments. In addition, the act establishes that federal policy should contribute to the preservation of non-federally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means. The amendments to NHPA passed by Congress over the years have improved, clarified, and reaffirmed the national program.

The NHPA sets federal policy for all historic preservation planning. Section 106 of the act grants legal status to historic preservation in federal planning, requiring that all federal agencies take into account the effects of their actions on historic properties. Section 110 of the act requires all federal agencies, such as the General Services Administration (GSA), to establish historic preservation programs for the identification, evaluation, and protection of historic properties under their ownership and control. https://www.nps.gov/archaeology/tools/laws/NHPA.htm

5.1.2. Archaeological Acts

The Archaeological and Historic Preservation Act was passed and signed into law in 1974 (AHPA; Public Law 93-291 and 16 U.S.C.469-469). The statute requires that federal agencies provide for the preservation of historical and archaeological data that may be destroyed as a result of any federal construction project of federally-licensed activity or program. The statute expanded the number of agencies that must take into account archaeological resources when executing, funding, or licensing projects. https://www.nps.gov/archaeology/tools/laws/AHPA.htm

The Archaeological Resources Protection Act was enacted in 1979 (16 U.S.C. 470aa-470mm; Public Law 96-95 and amendments to it). The Act governs the excavation of archaeological sites on public and Native American lands in the United States, and the removal and disposition of archaeological collections from those sites. The statute more strongly regulated the protection of archaeological resources, describing uniform regulations, prohibited actions, and penalties. https://www.nps.gov/archaeology/tools/laws/ARPA.htm

5.1.3. Department of the Interior, National Park Service

The Department of the Interior was designated as the lead federal agency for the National Historic Preservation Act. Through the act, the Secretary of the Interior was authorized to expand and maintain the National Register of Historic Places, and is responsible for advising federal agencies on the preservation of historic properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Department of Interior regulations, 36 CFR 67) are a set of concepts that advise the rehabilitation, maintenance, repair, and replacement of historic resources. Guidelines accompany the standards and are technical recommendations for the preservation of historic resources. https://www.nps.gov/tps/standards.htm

National Register of Historic Places

The National Historic Preservation Act of 1966 created the National Register of Historic Places, a list of districts, sites, buildings, structures, and objects that are deemed to be significant in American

history, architecture, archaeology, engineering, and culture. The National Park Service administers the National Register of Historic Places. Through Section 106 of the NHPA, properties listed in the National Register are considered in planning for federal, federally-licensed, and federally-assisted projects. Properties on the National Register may also be eligible for the federal rehabilitation tax credit, a 20 percent investment tax credit for the certified rehabilitation of income-producing certified historic structures. https://www.nps.gov/Nr/

National Battlefield Protection Program
The American Battlefield Protection Act of 1996 was authorized to assist in planning, interpreting, and protecting historic battlefields. The National Park Service's American Battlefield Protection Program works in partnership with local entities to protect historic battlefields and associated sites and to raise awareness about the importance of the sites. https://www.nps.gov/abpp/index.htm

Revolutionary War Efforts
The Revolutionary War and War of 1812 Historic Preservation Study Act was established in 1996 (P.L. 104-333, Section 603; 16 USC 1a-5 Notes). The legislation called for a study of Revolutionary War and War of 1812 sites to determine the relative significance of the sites, assess threats to their integrity, and provide alternatives for their preservation and interpretation. Several Revolutionary War programs have been initiated in New Jersey. The programs are coordinated by the National Park Service. https://www.nps.gov/abpp/Rev1812_Final_Report.pdf

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

Washington-Rochambeau Revolutionary Route National Historic Trail
The National Historic Trail runs from Massachusetts to Virginia and commemorates the movement of General Rochambeau's French Army and General Washington's Continental Army. https://www.nps.gov/waro/index.htm

5.1.4. Federal Highway Administration – National Scenic Byways Program
The National Scenic Byways Program supports selected scenic roadways throughout the United States. The program was established in 1991 and is part of the U.S. Department of Transportation's Federal Highway Administration. The program promotes tourism and economic development for the 151 roads currently designated. Grant funding supports projects that manage and protect the road, including signage and visitor facilities. A National Scenic Byway has been designated in Somerset County's Millstone Valley. https://www.fhwa.dot.gov/byways/byways

5.1.5. National Trust for Historic Preservation

The National Trust for Historic Preservation is a private nonprofit organization that supports historic preservation through programs, resources, and advocacy. The National Trust collaborates with local preservation groups to save sites from deterioration. https://savingplaces.org/

National Trust *for* Historic Preservation
Save the past. Enrich the future.™

5.2. State of New Jersey Historic Preservation Programs

The NHPA establishes a partnership through which State Historic Preservation Officers (SHPOs) in each state administer the National Historic Preservation Program at the state and local levels. In New Jersey, the SHPO is located within the Office of Historic Preservation of the New Jersey Department of Environmental Protection's Division of Natural and Historic Resources, discussed below. Federal funding is provided to support the work of state historic preservation offices through the Historic Preservation Fund, a yearly allocation authorized by Congress in the federal budget. New Jersey's historic preservation program is closely related to other important state planning initiatives as well.

5.2.1. New Jersey State Development and Redevelopment Master Plan (State Master Plan)

The New Jersey State Development and Redevelopment Plan was adopted in 2001, and is intended to enable cooperative planning across New Jersey that does not undermine municipal planning authority under the MLUL. Rather, the state Plan is intended to serve as a source document for the coordination of individual municipal plans. A key State Plan goal is to "preserve and enhance areas with historic, cultural, scenic, open space and recreational value." The historic preservation section of the plan encourages the integration of historic resources into local zoning and development strategies through the use of ordinances, historic resource surveys, rehabilitation projects, archaeological investigations, and public interpretation. The state Plan also accommodates the designation of Critical Environmental Sites (CES) and Historic & Cultural Sites (HCS) as protected areas on the state Plan Policy Map, which identifies all of the population centers, designated Planning Areas, parks, military installations, and Pinelands management areas in the state. CES and HCS are used to designate features of small (less than one square mile), irregular areas to be preserved in future development, including natural systems and cultural sites. The designation of a CES or an HCS allows for the linkage of spaces with environmental and historic significance, such as landscapes, trails, open space, historic sites and districts, archaeological sites, scenic corridors, threatened wildlife habitats, and other significant areas. https://www.nj.gov/state/planning/spc-state-plan.html

5.2.2. NJDEP Office of Historic Preservation

The New Jersey Historic Preservation Office is in the New Jersey Department of Environmental Protection's Division of Natural and Historic Resources, and is dedicated to preserving historic resources. This office is responsible for reviews of development activity that encroaches on properties listed in or eligible for the New Jersey and National Registers, and reviews nominations for properties proposed for listing in the registers. These findings are reported to the NJ Historic Sites Council and the NJ State Review Board for Historic Sites, respectively. In New Jersey, the State Historic Preservation Officer (SHPO) is the Commissioner of the Department of Environmental Protection (DEP) and gives final authorization for

NJHPO

new state-registered districts or structures as well as project authorization for encroachments upon New Jersey-registered properties.

The National Historic Preservation Act of 1966 appointed many responsibilities to each state's State Historic Preservation Office. As described by the National Council of State Historic Preservation Officers, these responsibilities include: conducting surveys of historic properties; maintaining an inventory of historic properties; administering state programs of federal assistance; evaluating and nominating significant historic buildings for the National Register; advising federal, state, and local governments in issues related to historic preservation; creating a statewide historic preservation plan; providing public information, education, training, and technical assistance; working with Certified Local Governments; and providing consultation under Section 106. http://ncshpo.org/about-us/what-is-shpo/; http://www.state.nj.us/dep/hpo/

New Jersey Historic Preservation Plan

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

Although the New Jersey Historic Preservation Plan is not a regulatory document, it outlines strategies for the implementation of effective municipal historic preservation plans. The plan includes a discussion of current opportunities and challenges for historic preservation in New Jersey, especially in terms of New Jersey's economy, infrastructure, and stakeholders' needs. Additionally, the plan makes a series of recommendations for federal and state agencies, community organizations, and individual actors seeking to participate in and strengthen historic preservation efforts in New Jersey. It also identifies the economic benefits and sustainability of preserving existing buildings, citing community support and enthusiasm for preservation among citizens of New Jersey. As a framework for further preservation activity, the plan includes a compilation of resources and action steps for stakeholders to become involved in historic preservation. http://www.nj.gov/dep/hpo/Index_HomePage_images_links/hpo_plan%202013_2019/hpoplan2014.pdf

5.1.3. New Jersey Historic Trust

The New Jersey Historic Trust was created in 1967 as a nonprofit historic preservation organization created by State law. Trustees are appointed by the Governor, and the Trust provides support and protection of historic New Jersey resources through several programs. The recently passed Garden State Historic Preservation Trust Fund funds capital preservation projects (construction, or "bricks and



mortar" projects) similar to the previous Historic Preservation Bond Program. This grant also funds site management projects, which includes operating costs and feasibility studies. The NJ Historic Trust Fund offers a revolving loan fund that requires matching funds and an easement program that ensures the permanent protection of private properties through deed restrictions. http://www.njht.org/

5.1.4. New Jersey Historical Commission

The New Jersey Historical Commission promotes historic research and education projects through information sharing and grant programs. Commission members are appointed by the Governor. Four different grants programs are offered, ranging from mini-grants (< $3,000) to larger research, general operating support, and special project grants. Larger grants typically do not exceed $20,000. https://nj.gov/state/historical/

5.1.5. The New Jersey Historic Sites Council

The Historic Sites Council is a gubernatorially appointed body created to advise the Commissioner of the Department of Environmental Protection. In accordance with the New Jersey Register of Historic Places Act of 1970, the council reviews proposed "encroachments" at an open public meeting and makes a recommendation to the Commissioner for final action. At the meeting, the applicant is given an opportunity to present the application, and interested members of the public are provided an opportunity to comment on the project. After receiving comments from the applicant and the public comments, the council makes a formal recommendation to the Commissioner. In considering the application, the council evaluates whether the undertaking is in conformance with the above-referenced criteria and standards, the public benefit of the proposed undertaking, potential prudent and feasible alternatives, and the measures taken to avoid, minimize, or mitigate the encroachment. The Historic Preservation Office acts as staff to the Historic Sites Council. https://www.nj.gov/dep/hpo/2protection/njrrevew.htm#hsc

5.1.6. The New Jersey Rehabilitation Subcode

In 1998, New Jersey adopted a new Rehabilitation Subcode that makes renovation of existing buildings safer, cheaper, and easier. In its first two years of implementation, the total amount of money dedicated to renovation in New Jersey's 16 largest cities increased by 60 percent—from $363.3 million in 1997 to $590 million in 1999. In 1999, Harvard University's Kennedy School of Government gave the new "Rehab Code" an award as one of the most innovative government programs of that year. https://www.state.nj.us/dca/divisions/codes/offices/rehab.html

5.1.7. New Jersey Heritage Tourism Management Plan

The New Jersey Heritage Tourism Task Force developed the New Jersey Heritage Tourism Management Plan in 2010. The plan identifies the economic benefits of heritage tourism and establishes a framework for strengthening the state's heritage tourism industry through partnerships, content such as heritage products and interpretive themes, support of existing heritage sites, and coordinated marketing efforts. Noting that tourism is New Jersey's third largest private sector employer, the plan calls for an increased investment of funds from the state's hotel/motel tax back into the heritage tourism industry for an increase in revenue. http://www.njht.org/dca/njht/touring/plan/

5.1.8. New Jersey Department of Transportation

The New Jersey Department of Transportation is responsible for maintaining and improving transportation routes throughout the state. Together with the state Historic Preservation Office, the Department of Transportation conducted a study on historic roadways in New Jersey and developed a set of design guidelines for historic roadways. Additionally, the Department also conducts a Scenic Byways Program with a corridor management plan. http://www.state.nj.us/transportation

Scenic Byways Program

The New Jersey Scenic Byways Program was started as part of a larger national program that was established in 1991 by Congress under the management of the Federal Highway Administration (FHWA). This program was created as a voluntary, community-based, grassroots initiative to promote the recognition and enjoyment of America's memorable roads. In New Jersey, the Department of Transportation leads the Scenic Byways Program, which connects and supports the various interest groups working to maintain New Jersey's unique features, distinctive places, and diverse communities while improving livability and quality of life for residents and visitors. Additionally, this program provides a framework for communities to create a management strategy and to develop plans that balance development, conservation, tourism, and economic vitality.

Scenic Byways are roadway corridors that have outstanding scenic, natural, recreational, cultural, historic, or archaeological characteristics. These Scenic Byways help balance preservation and mobility as designated by New Jersey's Transportation Commissioner with the assistance of the Scenic Byways Advisory Committee, and are intended to showcase the state's uniqueness and diversity. Roadways that have regionally significant scenic, natural, recreational, cultural, historic, or archaeological features may be designated as State Scenic Byways by NJDOT. After state designation, particularly noteworthy corridors that portray important aspects of the nation's heritage may be designated as National Scenic Byways by the Federal Highway Administration. Designation as a Scenic Byway offers several important benefits for the corridor and its surroundings. For example, the route is signed as a Scenic Byway, which provides official recognition and helps promote the corridor, spurring tourism, recreation, and economic benefits for the area. Scenic Byways also receive technical assistance, planning for managed growth and protection of the byways' assets and resources, and eligibility for federal grant funding.

5.2. Statewide Nonprofit Organizations

5.2.1. Preservation New Jersey

Founded in 1978, Preservation New Jersey (PNJ) advocates for and promotes historic preservation as a sustainable strategy to protect and enhance the vitality and heritage of New Jersey's communities. PNJ is the only statewide private member-supported historic preservation organization, and is New Jersey's local collaborative partner with the National Trust for Historic Preservation. This organization serves as a clearinghouse for technical assistance and information for homeowners, municipalities, historic preservation commissions, nonprofit agencies, and other individuals and groups. PNJ annually publishes the popular 10 Most Endangered Historic Places list, which documents the challenges facing some of New Jersey's

threatened historic sites. By bringing attention to these forgotten properties, the organization can facilitate finding positive outcomes and implementing meaningful solutions for rehabilitating these valuable resources. PNJ's Commission Assistance and Mentoring Program provides interactive, one-day training sessions focusing on teaching fundamentals that every elected official, commission member, and history advocate should know. Furthermore, PNJ advocates for sound public policy at the local, state, and federal levels through lectures, legislative testimony, position papers, educational materials, publications, and letters of support. https://www.preservationnj.org/

5.2.2. New Jersey Historical Society

The New Jersey Historical Society is a historical society and museum located in Newark, Essex County, New Jersey, United States. It is the oldest statewide historical organization in New Jersey. The Historical Society is housed in the former headquarters of the Essex Club, offering two floors of exhibition space, a gift shop, and a hall for lectures. Since its formation in 1845, the Society has dutifully carried out its founding principles of collecting, preserving, and disseminating New Jersey history. Through its valuable collections and programs, the Society offers citizens a unique opportunity to learn about New Jersey. Among the New Jersey Historic Society's resources are a reference library, an education program, and numerous publications, including a quarterly journal. http://jerseyhistory.org/

5.2.3. League of Historical Societies of New Jersey

Founded in 1966, the League of Historical Societies of New Jersey is composed of over 220 organizations that represent over 45,000 individual members. While most of the organizations in the League are local historical societies, it also includes statewide societies and related institutions, county agencies, museums, libraries and archival groups, historic preservation agencies, and a variety of other organizations devoted to and interested in New Jersey history. Members of the League share information and ideas about their activities, their problems, and the work of other groups engaged in saving New Jersey history, county by county and town by town. They conduct cooperative activities to advance preservation and knowledge of the history of New Jersey. http://www.lhsnj.org/

5.2.4. Sustainable Jersey

Sustainable Jersey is a private nonprofit organization that encourages and supports communities to reduce waste, cut greenhouse gas emissions, and improve environmental equity. Sustainable Jersey promotes sustainable practices by connecting communities with grants, including energy efficiency upgrades to historic properties. Municipalities that pursue sustainable practices may register for the Sustainable Jersey certification. http://www.sustainablejersey.com/

Sustainable Jersey offers 10 points to eligible municipalities in New Jersey that adopt an Historic Preservation Element as part of their municipal Master Plan. The Historic Preservation Element (HPE) is an adopted element of the Municipal Master Plan and is one of the optional elements. This element, like all Master Plan Elements, is intended to guide

land-use decisions and provide the basis for ordinances addressing historic preservation issues. For many communities, this element is a good first step in introducing historic preservation concepts into local planning documents and practices.

The Municipal Land Use Law describes the HPE as:

"A historic preservation plan element that:
a) Indicates the location and significance of historic sites and historic districts;
b) Identifies the standards used to assess worthiness for historic site or district identification; and
c) Analyzes the impact of each component and element of the master plan on the preservation of historic sites and districts."

http://www.sustainablejersey.com/actions-certification/actions

5.3. New Jersey Municipal Land Use Law

Local governments in New Jersey derive their authority to identify, evaluate, designate, and regulate historic resources from the state Municipal Land Use Law (MLUL), the enabling legislation for historic preservation zoning (N.J.S.A. 40:55D-1 through 136). Successful preservation requires careful planning. The MLUL recognizes this relationship between planning and protection by including a historic preservation plan element as an optional element of the municipal master plan. Article 3, "Master Plan," (C.40:55D-28 b.10) defines the historic preservation plan element as:

A historic preservation plan element:
1. indicating the location and significance of historic sites and historic districts;
2. identifying the standards used to assess worthiness for historic site or district identification; and
3. analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

The Municipal Land Use Law requires that all historic sites and historic districts designated in local zoning ordinances be based on identifications in the historic preservation plan element of the Master Plan (c. 40:55D-65.1). Thus, if a municipality has an ordinance to protect historic places, it must also have a related historic preservation element.

5.4. City of Plainfield Planning Policies

The City Master Plan was adopted in May of 2009 and is currently undergoing a complete reexamination expected to be completed in 2020. The municipal master plan incorporates historic preservation into many of its individual plan elements. The far-reaching benefits of historic preservation include the conservation of environmental resources through the retention of existing buildings and infrastructure, the creation of vibrant downtown areas, and economic stimulation through heritage tourism and the growth of jobs associated with the rehabilitation of historic structures.

The 2009 master plan specifically recommended the need for changes in development regulations within existing land use patterns/zones, the adoption of new development regulations for new TOD zones

and historic districts, the adoption of architectural development regulations including amended signage, a review of permitted uses in all zones with possible incorporation of uses currently not listed in the city code, and the advancing of zoning changes to better reflect and preserve the City's historic and residential character and neighborhoods.

5.4.1. Land Use Element

Historically, Plainfield developed along the transit lines, and the City sought to take advantage of this historical development by capitalizing on its transit assets. In 2009, the City was looking to utilize transit-oriented development (TOD) to revitalize the area surrounding the Downtown and Netherwood train station, as well as one or two of the former train station locations. Plainfield had four station stops at one time. It was anticipated that TOD regulations would be incorporated into the City Land Use Ordinance (LUO) in order to create a compact, walkable community involving a medium-density, high-quality mixed-use node, containing office, residential, retail, and civic uses. Plainfield applied for state designation as a Transit Village Community, and was designated a Smart Growth community for the planning analysis of the full industrial corridor, which includes the Downtown Station location. Transit Oriented Development design guidelines were recommended for development within TOD areas to ensure that any proposed development is to a human scale, pedestrian-friendly, aesthetically pleasing, historically sensitive, and architecturally creative.

The plan also recommended a land use pattern change for the redevelopment area between the railroad station and Front Street and both frontages along Park and Watchung avenues to a TOD designation, and a zone plan change for the area between the North Avenue Historic District and Front Street, and between Watchung and Park avenues be changed to a TOD-Downtown designation. The North Avenue Historic District would then remain its own zone. Proposed redevelopment plans would have the three-prong emphasis of (1) preparation and consideration of economic feasibility studies to illuminate impact of plans in terms of tax base expansion and potential for job creation, (2) promotion of architecturally diverse, yet historically appropriate building styles to promote an aesthetically pleasing and interestingly-built environment, and (3) encouragement of LEED and sustainability principles in all designs/plans.

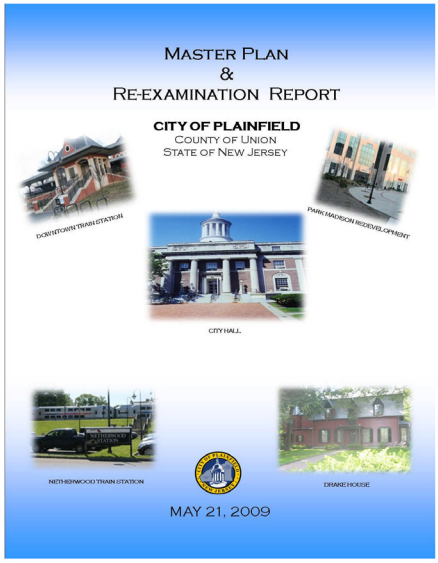
5.4.2. Circulation Element

The Street Beautification Program was a program partially implemented through the establishment of the city Shade Tree Commission. Establishment of the program that involves general street beautification continued to be a goal of the city in 2009. Such a program would involve a visual survey of city streets to identify streets that would benefit from a beautification effort. In addition to the maintenance and planting of street trees, such a program would involve the relocation or burial of overhead utility lines at all major development sites and in historic districts. Where historic bluestone pavers and sidewalks needed repair, such curbing and sidewalks would be salvaged and reused to the extent possible. If such curbing and/or sidewalk need to be replaced, the city council and land use board would seek the counsel of the Historic Preservation Commission. The PB did not anticipate the widening of any streets in existing historic districts.

The county and city were also coordinating efforts to reconfigure the area at the intersection of the two historic districts, Crescent Avenue and Van Wyck Brooks Historic Districts, and create a park there.

5.4.3. Recreation and Open Space Plan Element

Cemetery land was not considered public open space because of its private ownership status and more importantly, its use. While not open to the general public for use, the land does provide "green space" within the city. This plan recommended that the Historic Preservation Commission 'landmark' the cemeteries in order to preserve them and provide additional open space for city residents. The plan also recommended that existing cemeteries be preserved for their open space and historic values in accordance with the provisions outlined at section 40:55D-44 of the Municipal Land Use Law, and that the city investigate other mechanisms to ensure that cemeteries are properly maintained and remain open space. Though discussed during the preparation of this 2019 HPE, ultimately cemeteries were not considered to be at great risk in terms of development or in need of immediate land use protection.



The 2009 master plan discussed at length the need to historically protect Cedar Brook Park and Green Brook Park, both of which were designed by the Olmsted Brothers, a prodigious landscape architecture firm of Brookline, MA. To date, these efforts have been highly successful as both parks are protected at the local, state, and national levels and the City continues to work with Union County to maintain their historic landscape and open space significance.

5.4.4. Utility Services Plan Element

The plan promoted the burying of power lines and the installation of underground utilities in new residential development, historic districts, and other residential areas where existing utility structures could cause hazards.

5.4.5. Plainfield Shade Tree Ordinance

On April 19, 2006, The Plainfield City Council enacted an ordinance creating the Shade Tree Commission to aid in protecting and establishing trees in the City (see Municipal Code at Chapter 3, Article 41). The power to regulate the planting and protection of shade trees is contained in New Jersey General Law at N.J.S.A. 40:64-01, et. seq.

The Shade Tree Commission is vested with the authority to regulate the planting, care, and control of shade or ornamental trees and shrubbery in or on the streets, public places, parks, and parkways in Plainfield. The Shade Tree Commission also advises the Planning Board, Zoning Board of Adjustment, and Historic Preservation Commission on Shade Tree concerns on public property and along public rights-of-way. The Shade Tree Commission works closely with the Department of Public Works.

Plainfield is also proud to be named a Tree City USA. This distinction is given by the National Arbor Day Foundation in recognition of communities that have proven their commitment to an effective, ongoing community forestry program marked by renewal and improvement.



Figure 20: Park Avenue looking north around 1905

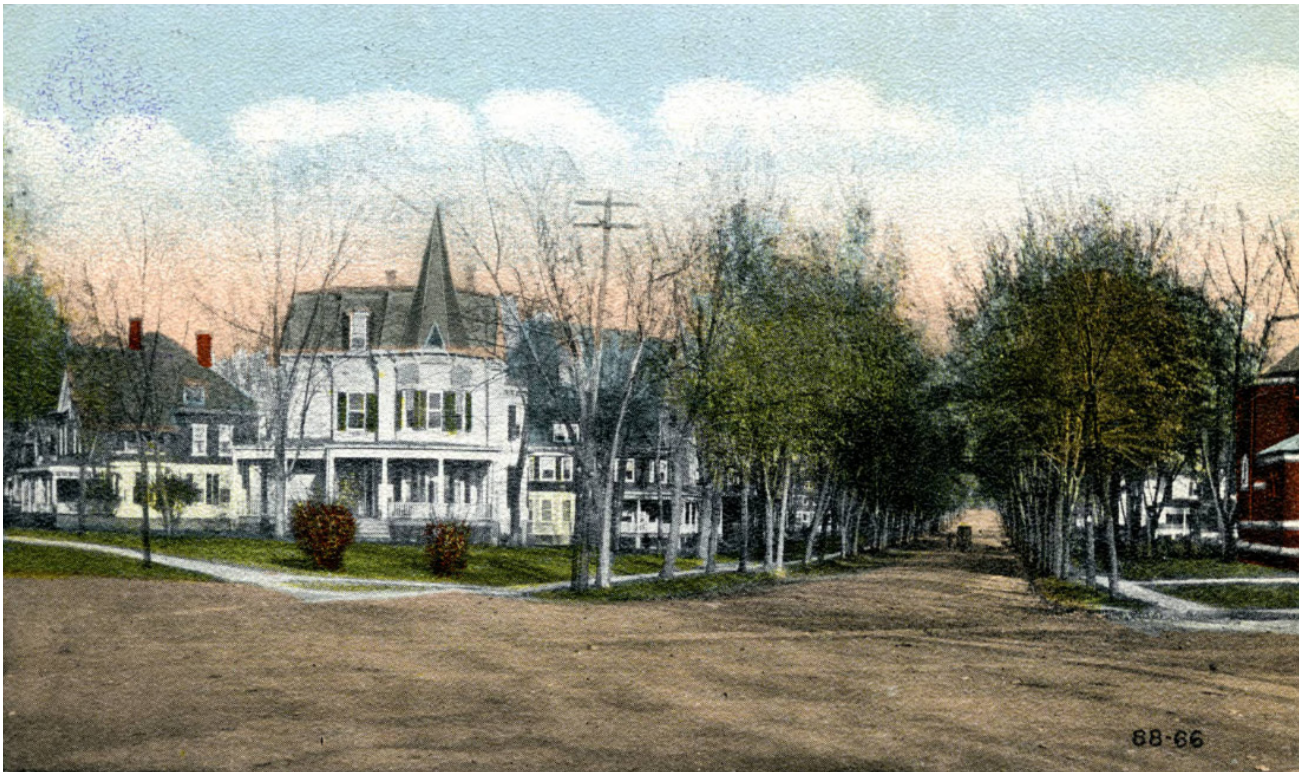


Figure 21: Prospect and East 9th Streets, From Park Avenue around 1918

6. INVENTORY: HISTORIC RESOURCES IN PLAINFIELD

6.1. Previously Identified Historic Resources

Pulitzer Prize-winning author Van Wyck Brooks once described Plainfield as the "Wall Street Suburb." He further described the financial brigands and robber barons who built vast red sandstone castles along the wide tree-lined streets. Also present, however, were "the quiet men of money, unobtrusive often to the point of being mousy, whose dwellings lined the street in our corner of the town." In the 1890s, Brooks observed there were over one hundred millionaires living in Plainfield – very impressive given the value of the dollar at that time. Today, many of the buildings from that Victorian Age survive and continue to contribute to the unique architectural fabric of the city.

CRESCENT AREA HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

National Register of Historic Places: 1980
State Register of Historic Places: 1980
Certified Local Historic District: 1979



Crescent Area Historic District
The Crescent Area District was conceived in the 1870s as an early planned development of upscale residences. Developer Job Male, Plainfield's first mayor, was a philanthropist and resident of the Crescent area. The district contains a variety of Victorian styles including Italianate and Second Empire.

VAN WYCK BROOKS HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

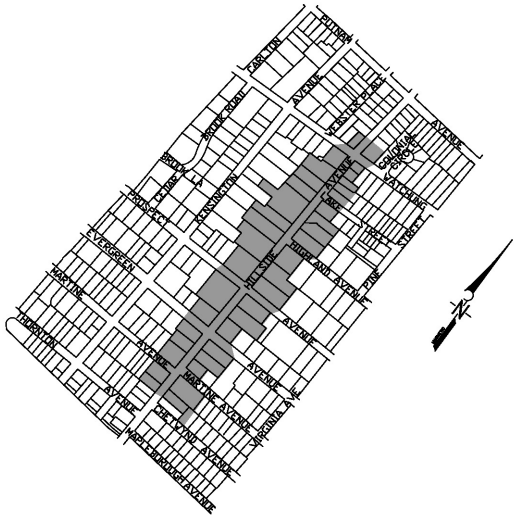
National Register of Historic Places: 1985
State Register of Historic Places: 1985
Certified Local Historic District: 1981



Van Wyck Brooks Historic District
The Van Wyck Brooks District is the largest of the historic districts, and is famous for the stunning brick Victorian homes that capture the exuberance of the "High Victorian Era." Also characteristic of this district are the many outbuildings, such as stables and carriage barns. Pulitzer Prize-winning author Van Wyck Brooks spent his formative years in this neighborhood.

HILLSIDE AVENUE HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

National Register of Historic Places: 1982
State Register of Historic Places: 1982
Certified Local Historic District: 1981



Hillside Avenue Historic District

The Hillside Avenue District features generous lots and a wide street - features which lend an air of gracious luxury. The district is known for its imposing homes that were built at the turn of the 20th Century. Colonial Revival-style architecture predominates, along with examples of Queen Anne and Shingle-style homes.

Civic Historic District

The Civic District is described on the New Jersey Register of Historic Places as a very good example of the "City Beautiful Movement" of the early 1900s.

CIVIC HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

National Register of Historic Places: 1993
State Register of Historic Places: 1993
Certified Local Historic District: 1993



Notable structures include the 1917-18 Georgian Revival City Hall; the 1922 Neoclassical Revival YMCA; the War Monument in the City's triangle at Seventh St. and Watchung Ave.; and the 1929 Jacobean Revival City Hall Annex. The Annex was built for offices, a library and a museum by the Seventh Day Baptists; it was purchased and renovated by the City of Plainfield in 1983.

PUTNAM - WATCHUNG HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

Certified Local Historic District: 1987



Putnam-Watchung Historic District

The Putnam-Watchung Historic District primarily contains houses built as single-family dwellings during the emerging commuter era at the turn of the 20th century. Owned by an affluent middle-class clientele, these homes typify the Late-Victorian and Edwardian designs popular from 1875 to 1925.

NETHERWOOD HEIGHTS HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

Certified Local Historic District: 1988

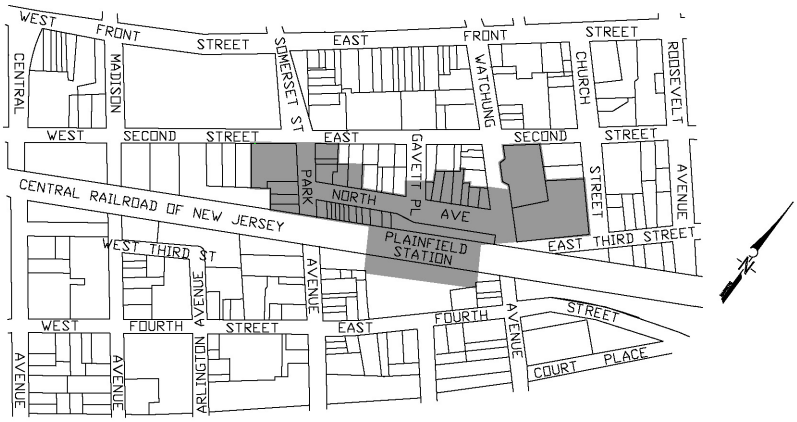


Netherwood Heights Historic District
The Netherwood Heights District is another early planned residential suburb. It was laid out with streets following the natural contours of the hilly terrain. This Late-Victorian development included the Netherwood Hotel and several country estates built from 1876 to 1900. Tudor Revival homes in the district were built in a second wave of construction in the 1920s.

NORTH AVENUE HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

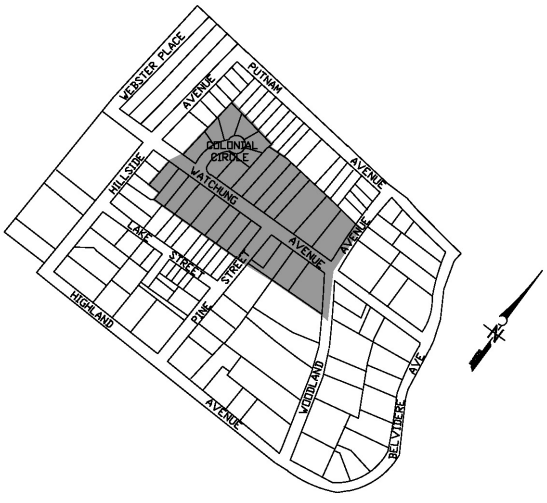
National Register of Historic Places: 1984
State Register of Historic Places: 1984
Certified Local Historic District: 1981

North Avenue Historic District
The North Avenue Historic District is the only commercial district in Plainfield. This seven-block area surrounding the Plainfield Railroad Station contains historic structures built between 1850 and 1890, and the Society of Friends Meeting House, main Post Office and United Trust Bank.



BROADWAY HISTORIC DISTRICT
City of Plainfield, Union County, New Jersey

Certified Local Historic District: 1992



Broadway Historic District
The Broadway District features the substantial single-family residences built between 1895 and 1910, during Plainfield's development as an affluent railroad commuter suburb. Shingle-style architecture largely defines the character of this district.

Cedar Brook Park Historic District
Cedar Brook Park is a well-preserved Olmsted Brothers-designed scenic and recreational park that is a key element of the Union County Park System. Designed in 1924, the park was referred to as the "Garden Park" because of the once-numerous herbaceous perennial (iris, daffodil, lily and peony) plantation plantings, dogwood plantings and the formal Shakespeare Garden.



Figure 22: View of Cedar Brook Park around 1905



Figure 23: View of Green Brook Park around 1910

Green Brook Park Historic District
The park was the site of the Blue Hills military post, a large earthworks fort guarding the paths to the American stronghold in the Watchung Mountains during the Revolution. Multiple New Deal agencies later worked to redevelop Green Brook Park beginning in 1933. The project involved the construction of a fish-stocked 1.55-acre artificial lake (which could be converted into an ice skating rink during the winter); dams; foot baths; and the planting of 2,000 trees, shrubs, and other plants.

Drake House Museum
During the Revolutionary War, George Washington stayed at this 1746 farmhouse when visiting the Blue Hills Fort and Encampment. During the Battle of the Short Hills, he used the home as a command post. Additions and alterations were made in 1863. W. Front St. at Plainfield Ave.



Figure 24: View of Drake House around 1912

Netherwood Railroad Station
Built in 1894, this Richardsonian Romanesque-Queen Anne style depot was one of the four original depots that served Plainfield, and was an important factor in the growth of the area. South Ave. at Belvidere Ave.

Main Firehouse Headquarters
This central headquarters is an early and innovative design by the era's leading architect in firehouse design, George Ernest Robinson. It was completed in 1926. Central Ave. at W. Fourth St.

YWCA
Designed by Arthur Ware, a noted architect of YWCA buildings, this Tudor Revival building was completed in 1924. The interior of the three-story building is of great interest, primarily for the octagonal Gothic Revival entry hall, the swimming pool, and the theater. E. Front St. at Church St.

Grace Episcopal Church
Built in 1892 in Gothic Revival-Richardsonian Romanesque style by Robert Gibson, the church features stained glass windows by Tiffany Studios. The 1922 carillon has 47 bells and is the second largest in New Jersey. E. Seventh St. at Cleveland Ave.

St. Mary's Roman Catholic Church
Built in 1875-1880 by ecclesiastical architect Jeremiah O'Rourke, the church is an outstanding example of High Victorian Gothic design. W. Sixth St. at Liberty St.

Firehouse [Engine Company #4]
This Mission-style engine house was built in 1888 and features a four-story drying tower. The stucco facade and Spanish roofing tiles are hallmarks of this architectural style. South Ave. at Woodland Ave.



Figure 25: View of St. Mary's Church & Parsonage around 1907

Plainfield Railroad Station
Created for the Central Railroad of New Jersey by noted railroad architect Bradford L. Gilbert, this 1902 building is of the Richardsonian Romanesque style, with wide overhanging eaves and a three-story pyramidal tower. E. Fourth St. at Watchung Ave.

Plainfield Seventh Day Baptist Church
This Gothic Revival church built circa 1890 is the city's most elaborate interpretation of ecclesiastical Gothicism. The design by architect Oscar S. Teale of New York recalls Romanesque and Gothic elements in an outstanding and unique example of revivalist ecclesiastical architecture of the late 19th century. W. Fifth St. and Central Avenue.

George A. Strong House/DuCret School of the Arts
The DuCret School of the Arts, or the George Strong Residence, is an excellent example of Georgian Revival architecture in Plainfield, constructed of buff brick with a truncated hipped roof and many dentil and corbeled details. The house was built in 1896 for George A. Strong, a lawyer, and was featured

in the Scientific American Building Supplement of 1903. Mrs. Strong still owned the house in 1929, but shortly thereafter it became the Wardlaw School. Large concrete block rear additions were erected by the Wardlaw School in 1933, 1947, 1960, and 1965. Dudley DuCret purchased the property in 1978, and since then, it has been the DuCret School of the Arts. Central Ave.

Lampkin House
Traditional 1-1/2 story heavy timber frame dwelling built in the early 18th century with later additions/alterations. The house was among the oldest standing buildings in Plainfield before being demolished by the city in 2016. Terrill Road.

Gate House to the John Taylor Johnston Estate
Built circa 1887 in a Richardsonian Romanesque Style according to designs by architects McKim Mead and White of New York, this domed stone structure sat close to the road and was originally the gate house to a large country estate for John Taylor Johnston, President of the Central Railroad of New Jersey. His main residence and other buildings have all been demolished, and apartment buildings now occupy the former site. East Front St.

Plainfield Seventh Day Baptist Church/Board of Education
Built circa 1867, this Italianate Style wood-frame church building once had an eighty-foot-tall steeple spire and arched stained glass windows which have all been replaced. This building was originally located on the corner of Central Avenue and West Fifth Street. In 1892, it was moved to its present site, when the new church was constructed, and became the Plainfield Board of Education. Madison Ave. and W. Fifth St.

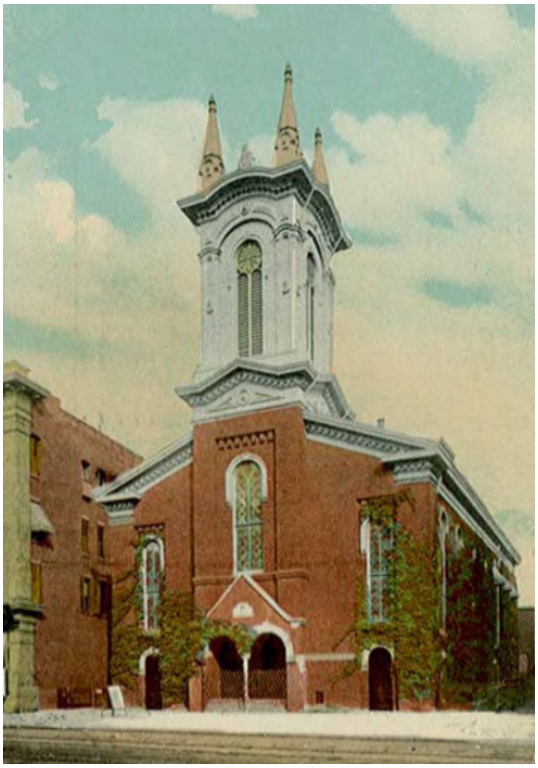


Figure 26: View of Board of Education around 1927

H.C. Fuller House
French Second Empire-style residence constructed circa 1875 on a 3-story complex plan with symmetrical 3-bay facade. Albert St. and Myrtle Ave.

J.K. Myers House
Italianate residence with Queen Anne additions/alterations, built circa 1870 on a 2-1/2 story complex plan. East Seventh St. and Cleveland Ave.

Fitz-Randolph House
The Fitz-Randolph family were among the first Scottish settlers in the Plainfield area and are associated with the early history of the property. The symmetrical five-bay, central-entry facade arrangement of the circa 1717 Fitz-Randolph House is of Georgian-style architectural influence. Randolph Road.

Sutphen House
This Greek Revival residence was built circa 1855, and converted to office use in the early twentieth century. This house is one of the last pre-Civil War dwellings to survive in downtown Plainfield. It was named for Dr. John C. Sutphen, a local physician who served as the fourth mayor of Plainfield starting in 1875. West Second Street.

Clawson House
Built by Ira N. West for Frank T. Clawson, this circa 1905 Colonial Revival dwelling and office, built on a two-story rectangular plan with symmetrical three-bay facade, rear ell addition, and side projecting bay contributes to the important architectural character of Park Avenue. E. Sixth St. and Park Avenue.



Figure 27: View of Clawson House around 1910

Smalley House
The original section of this farmhouse built circa 1820 is the front two-story rectangular block, three-bays wide and two-bays deep, with a fieldstone foundation. Later two-story rear additions were made in the late-19th and early-20th century. Woodland Avenue and Randolph Road.

Orville T. Waring House/Runyon Funeral Home
Built for Waring in 1882 by architect Charles Smith, this red brick Queen Anne with Romanesque features served as a funeral home from 1926 to 1982. Park Ave. at W. Ninth St.

Sources:
Cultural and Heritage Commission, City Of Plainfield, "The Splendor Of Plainfield" pamphlet.
Gail Hunton, 1985 City of Plainfield "Survey of Historic Resources," Plainfield Planning Division files.
City of Plainfield Library and Historical Society.



Figure 28: View of Plainfield Central R.R. of N.J. Station around 1919

6.1.1. State and/or National Register-Listed Historic Resources

Since the passage of the NHPA in 1966 and the New Jersey Register of Historic Places Act in 1970, the NPS and NJ Historic Preservation Office (HPO) have listed eleven (11) individual properties and seven (7) historic districts in the State and National Register of Historic Places. A majority of these individual properties and districts were listed in the State and/or National Registers through the 1985 Survey of Historic Building Resources and associated National Register nominations (See Maps 3 and 4 for more information).

The State and National Registers each offer unique benefits to listed properties, and both Registers offer a degree of protection from public sector projects or undertakings. Listing on either Register does not affect private actions or development unless the project includes public involvement, e.g. funds. Properties listed on the State and National Registers are not regulated by local governments.

National Register of Historic Places

The National Register of Historic Places is a list of individual buildings, sites, structures, objects, and districts that are deemed worthy of preservation because of their importance in local, state, or national history, culture, architecture, or archaeology. The Register was established as part of the National Historic Preservation Act of 1966 and is overseen by the National Park Service within the U.S. Department of the Interior.

The National Register includes the following benefits for listed properties:

- Public recognition of a property's historical, architectural, and/or archeological significance;
- Eligibility for federal investment tax credits for the rehabilitation of income-producing historic properties; and
- A measure of protection from potentially detrimental effects of Federal agency projects or undertakings.

Any property owner, historical society, preservation organization, governmental agency, professional consultant, or other individual or group, may prepare nominations for the National Register. To be considered eligible, a property must meet the National Register Criteria for Evaluation, which assesses the property's age, significance, and integrity. National Register nominations are typically combined with a State Register nomination and processed by the NJ Historic Preservation Office (HPO).

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of projects they carry out, approve, or fund on historic properties, using the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidelines. Additionally, federal agencies must provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on such projects prior to the agency's decision on them. HPO staff provide an important role in this review by consulting with federal agencies to identify historic properties and avoid or minimize any potential adverse effects on listed properties. The Section 106 review process also invites property owners, local and state preservation organizations, local governments, and others to comment on proposed projects.

New Jersey Register of Historic Places

The New Jersey Register of Historic Places Act of 1970 authorized the creation of the state's official list of historic resources worthy of preservation. The New Jersey Register is modeled after the National

Register and uses the same criteria, application forms and review process. The New Jersey Register provides the following benefits to listed properties:

- Public recognition of a property's historical, architectural, or archeological significance;
- Eligibility to apply for rehabilitation or restoration grants or loans from the New Jersey Historic Trust (if the property is owned by county or local government or by a non-profit corporation);
- Protective review of state, county, or municipal projects that might "encroach upon, damage, or destroy" a listed property.

Any property owner, historical society, preservation organization, governmental agency, professional consultant and other individual or group may nominate a property for the State Register. The process begins by submitting an application to the NJ Historic Preservation Office where a staff member reviews and evaluates it against the National Register criteria for eligibility, as well as for technical completeness, and substantive sufficiency. Property owners and county and local officials are notified of the application and given an opportunity to comment. Public meetings are held for large historic districts. Applications are then presented to the New Jersey State Review Board for Historic Sites. If passed by the State Review Board, the application is prepared for the SHPO's signature. Once signed by the SHPO, the property is listed in the New Jersey Register and simultaneously forwarded to the National Park Service for recommended listing on the National Register.

The New Jersey Historic Sites Council evaluates the potential impact of public projects on State Register properties. Similar to the Section 106 review, the projects are evaluated using the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. After its review, the Council provides recommendations to the Commissioner of the Department of Environmental Protection, who then decides whether to provide written authorization for the projects. No project may proceed without written authorization from the Commissioner. The NJ HPO administers the review process and public input, and serves as staff to the New Jersey Historic Sites Council.

Table 1. Individually Listed Resources in the State and National Registers as of 2019

Resource Name	Address	SR	NR
All Souls Church	724 Park Ave.	9/29/2009	12/11/2009
Central Fire Headquarters	315 Central Ave.	1/25/1993	3/4/1993
Nathaniel Drake House	602 West Front St.	1/29/1973	6/19/1973
Firehouse No. 4	1015-1017 South Ave.	1/25/1993	3/11/1993
Grace Episcopal Church	600 Cleveland Ave.	12/20/2001	5/10/2002
Netherwood Railroad Station	North and South Ave.	3/17/1984	6/22/1982
Plainfield Railroad Station	North, Watchung, & Park Ave.	3/17/1984	6/22/1984
St. Mary's Catholic Church Complex	Liberty and West Sixth St.	1/28/1985	4/11/1985
George A. Strong Residence	1030 Central Ave.	6/29/2012	8/28/2012
YWCA of Plainfield/North Plainfield	232 East Front St.	1/15/1998	3/12/1998
Orville Taylor Waring House (Runyon Funeral Home)	900 Park Ave.	2/16/1979	5/14/1979

Table 2. Historic Districts Listed in the State and National Registers as of 2019

Resource Name	Address	SR	NR
Crescent Area Historic District	Crescent Avenue area	8/15/1980	12/12/1980
Hillside Avenue Historic District	Hillside Avenue	8/14/1980	6/1/1982
North Avenue Historic District	Park, North, and Watchung	2/9/1984	3/29/1984
Plainfield Civic Historic District	Watchung Avenue	5/11/1993	6/17/1993
Van Wyck Brooks Historic District	West 8th and 9th Streets	10/7/1985	12/10/1985
Cedar Brook Park	121-175 Randolph Rd.	6/25/2007	8/28/2007
Green Brook Park	Myrtle, West Front, Brookside	3/8/2004	5/14/2004

The NJ HPO has determined that nine resources, including the county park system, a railroad corridor, and a downtown commercial streetscape are eligible for listing in the State Register. There are also sixteen vehicular bridges that are eligible. Included are properties and historic districts for which a formal action was taken by the State Historic Preservation Officer or designee. These include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. Table 3 is a list of these eligible historic resources. Map 5 illustrates their locations within the City.

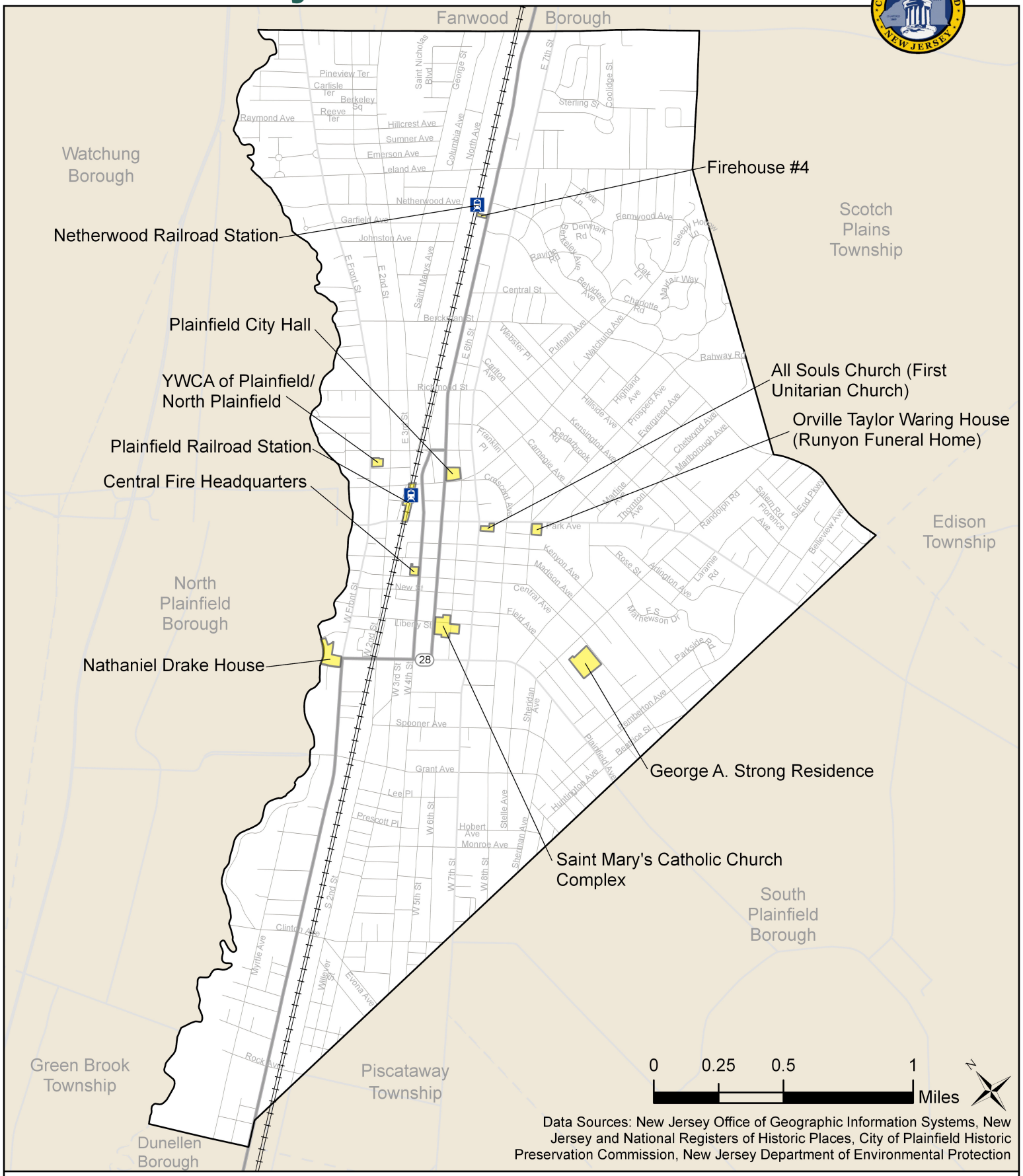
Table 3. Historic Resources Eligible for Listing in the State and National Registers

Resource Name	Address
177-181 North Avenue	177-181 North Avenue
183-185 North Avenue	183-185 North Avenue
Central Railroad of NJ Main Line Corridor Historic District	All in Railroad Right-of-Way
Freight Station	520-532 North Avenue
Front Street Commercial Streetscape	100-200 Blocks of East/West Front Streets
Motor Vehicle Inspection Station	1600 South Second Street
Plainfield Armory	1201 East Seventh Street
139 Seventh Street	139 Seventh Street
Union County Park System	Union County

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

Some properties and districts determined eligible for listing were never formally nominated by a sponsor. These properties and districts were determined eligible for listing as a result of a state or

City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Properties Listed in the State and/or National Registers of Historic Places

Historic Properties (11)

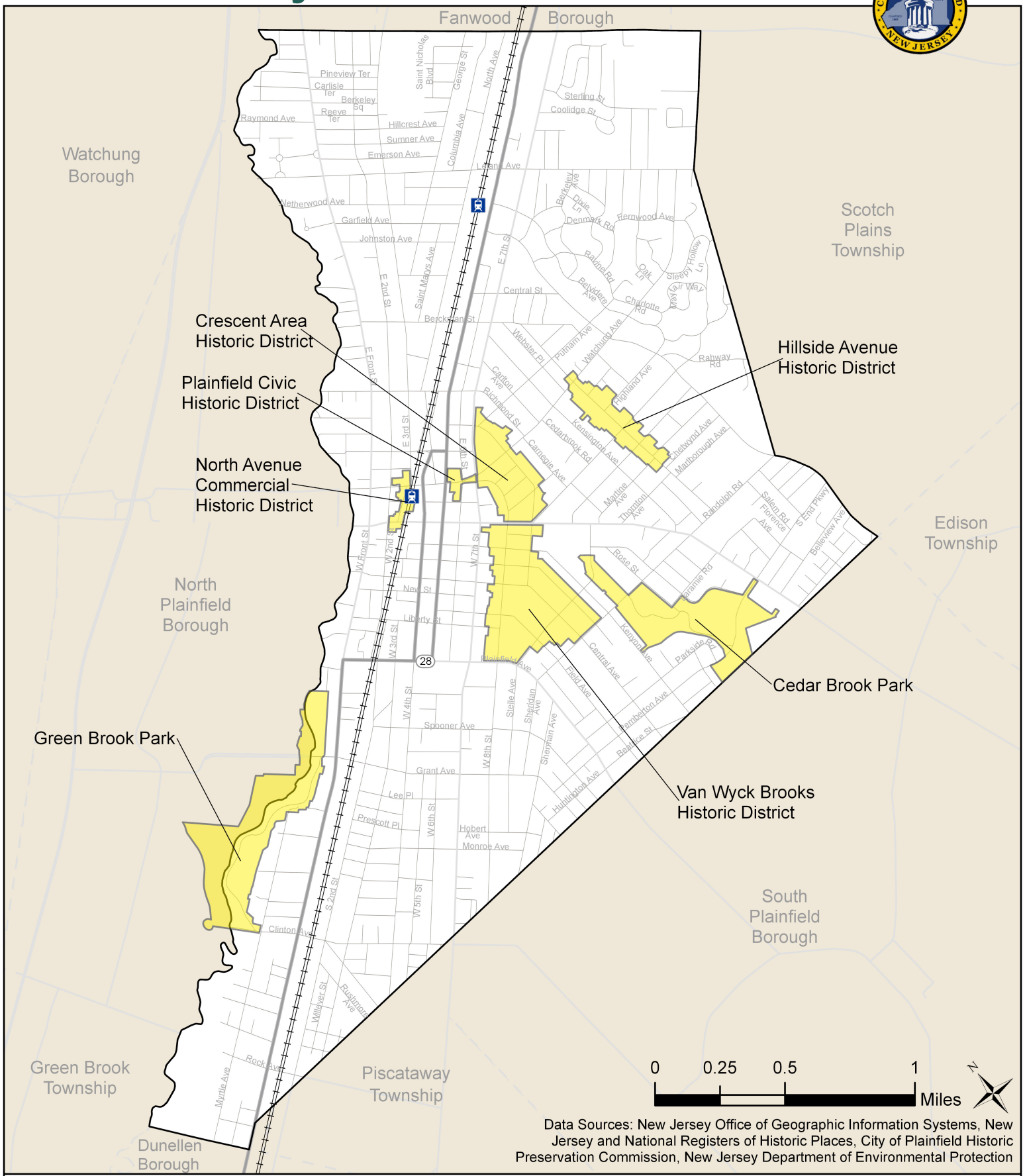
Barton Ross & Partners LLC
Architects

Washington College
Geographic Information Systems

Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Districts Listed in the State and/or National Registers of Historic Places

NRHP Historic Districts (7)

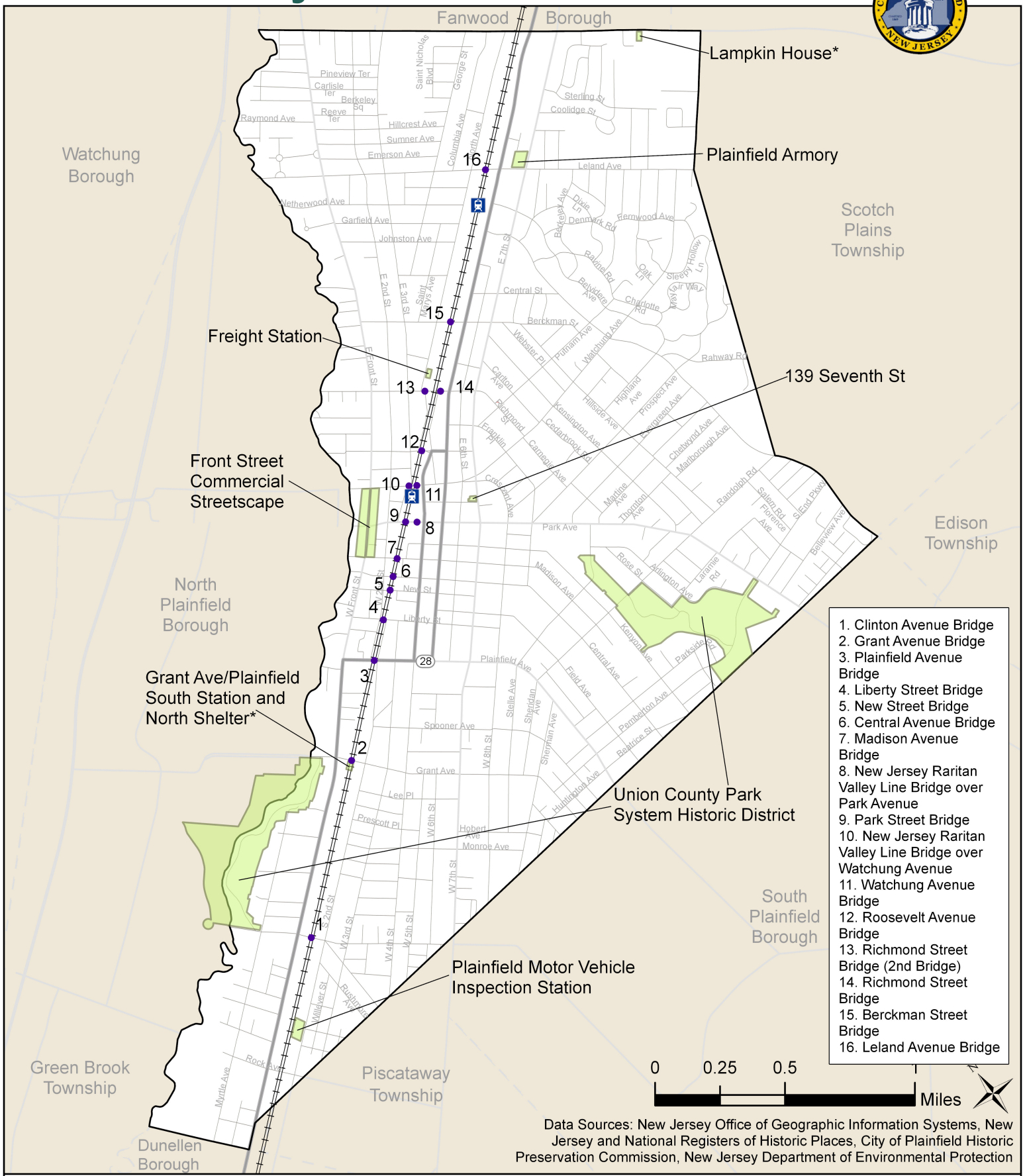
Barton Ross & Partners LLC
Architects

Washington College
Geographic Information Systems

Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Resources Determined Eligible for Listing in the State and/or National Registers

- Eligible Bridges
- Eligible Historic Resources

* Denotes structure has been demolished

Barton Ross & Partners LLC
Architects
Washington College
Geographic Information Systems
Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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federally funded project that impacted historic or archaeological resources and therefore, required NJ HPO review. In order for these properties or districts to be listed, the NJ HPO and NPS require that a sponsor submit further information necessary for listing in the State and/or National Register.

6.2. Historic Areas Identified for Local Designation

Areas and individual resources of potential historic and architectural significance that were previously identified by the Historic Preservation Commission, the HP Element Working Group, and local stakeholders with expertise in Plainfield history and/or architectural history were considered for inclusion in the 2019 HPE. Map 7 illustrates the locations of these historic resources within the City.

Landmarks include structures which play a key role in Plainfield's historic identity. These sites are visually prominent and are usually "one of a kind" buildings found within the city, such as City Hall or the Drake House. Virtually all of these sites are eligible for the National Register. Since identification in the 1985 Survey, many have been locally protected individually or through formation of a historic district, some have been demolished, and only the two listed below have not been properly considered by 2019 for local designation.

PIKE HOUSE, 408 East Front Street, Block 116, Lot 14, built circa 1825.
This former farmhouse is the best example of the Federal Style in Plainfield, and is one of the ten oldest documented houses in the city. Identified as a "Landmark" in the 1985 Survey.

WEBSTER HOUSE (CEDAR BROOK FARM), 11 Brook Lane, Block 2000, Lot 4, built circa 1717.
This site is one of the principal 18th century resources remaining in Plainfield, and has been associated with a number of prominent persons over the course of its history. The oldest portion of the house is attributed to William Webster, Jr., a Quaker who was among the early settlers to establish "plantations" along Cedar Brook. Identified as a "Landmark" in the 1985 Survey.

DRAKE HOUSE HISTORIC DISTRICT
Includes the Drake House and Drake-Kinsey-Vermeule House at 556-558 West Front Street, Block 424, Lot 13, built circa 1780. This is one of the oldest standing buildings in Plainfield and was built during the second half of the 18th century as part of the Drake plantation; it is described as "the little house" in Nathaniel Drake's will of 1801. Also included is the Dunn-Stockbridge House at 560 West Front Street, Block 424, Lot 14, built circa 1835-40. There are only a small number of pre-Civil War dwellings remaining in central Plainfield, and this Greek Revival-Italianate dwelling is one of the largest and most stylized. These three adjacent buildings were identified as a potential district in the 1985 Survey.

VAN WYCK BROOKS HISTORIC DISTRICT EXPANSION
The Van Wyck Brooks Historic District, named for the Pulitzer Prize-winning author Van Wyck Brooks, is a cohesive neighborhood of early suburban architecture, significant in the historical development of Plainfield as a wealthy commuter railroad suburb during the late nineteenth and early twentieth centuries. The structures within the district represent fine individual examples of residential building, principally from an 1892-1934 period of significance. A number of the palatial residences were designed by prominent New York architects and some, like A.L.C. Marsh, who specialized in "country homes," actually lived in Plainfield. At least seven houses in the district were featured in the Scientific

American magazine between 1893 and 1905. Landscaping and streetscape integrity is a significant visual component of the district, with large yard trees, bluestone pavers, and mature shrubbery gracing well-manicured lawns. Among the intended purposes of expanding the district boundaries is to more fully protect the tree-lined streetscapes which characterize the historic district now.

The proposed expanded boundary goes three blocks farther west, on both sides of West Eighth Street, to reach approximately 20 contributing properties on Grant Avenue. The Hubbard School at 661 West Eighth Street was included because it lies within this area. The boundaries would also be expanded to the north, to embrace several intact, contributing properties facing West Seventh Street. The district is proposed to continue south along Central Avenue, where some of the largest historic properties lie, to Beechwood Court on the southwestern edge near Plainfield Avenue. It would also include most of Kenyon Avenue to the southeast, which was well documented when developed in the 1930s. The original historic district focused on the earlier-20th century homes, deemed significant because they formed a fine example of an affluent, beautiful 'railroad suburb.' Most of the homes along Kenyon are of more modest size, though with an almost equally impressive architectural integrity. Some homes along Randolph Road and Field Avenue were included in the survey as a bridge to Beechwood Court, a distinguished cul-de-sac developed circa 1936, as well as on their own merits. Homes at the southern end of Madison Avenue were surveyed because of their vintage and quality. The Van Wyck Brooks Historic District will remain centered on Central Avenue, which runs north-south, and West Eighth Street, which runs east-west, but its significance will be expanded with the addition of many homes built in the late 1920s and 1930s – and some much older – on the streets just named. The DuCret School of Art at 1030 Central Avenue, a distinguished institution founded in 1926 and located on one of the largest and most pleasant properties in the City, would now be within the district.

NETHERWOOD HEIGHTS HISTORIC DISTRICT EXPANSION

The Netherwood Heights Historic District is significant for its intact, curvilinear, tree-lined street plan, its collection of late nineteenth and early twentieth century suburban residential architecture, and its association with several notable individuals who made their homes there. Architecturally, the Netherwood Heights Historic District contains a good representation of the substantial single-family homes which were widely built in Plainfield during its development as an affluent railroad suburb in the early twentieth century. The majority of the Romantic-styled residences in the neighborhood were erected between its 1887-1941 period of significance, and include a variety of Tudor Revival, Shingle Style, and Colonial Revival styles, which define the dominant architectural character of the historic district today. The proposed expansion of Netherwood Heights Historic District is designed to capture properties along its northern and eastern sides, which were not included when it was made a Plainfield local Historic District in 1988.

The proposed boundary would encompass most of the original 1878 development plan, an area broader than what was actually protected 30 years ago. This expanded district would now include all of Denmark Road on both sides of the street, a few missing properties on Ravine Road, and the rest of Dixie Lane, Berkeley Avenue, and Park Terrace, only portions of which were originally protected. To provide a buffer at the edges of the district and embrace a number of contributing homes, properties on Park Terrace, Park Lane and Gresham Road were added. Several properties on Belvidere Avenue's northern end were included, to reach East Seventh Street; this intersection is the major entrance to Netherwood

Heights, as it lies just a block from the Netherwood train station, still heavily used by commuters. Likewise, two properties along Ravine Road's western end were added, so that a fine old former church will be protected, and so that the district physically reaches Woodland Avenue. The Netherwood Heights Historic District will still be centered on Belvidere Avenue, running north-south, but will pick up all of the curvilinear streets as designed a century and a half ago. This should complete the historic district, and add important local protection to the neighborhood.

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

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

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

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

<u>Sources:</u>

New Jersey Historic Preservation Office: https://www.nj.gov/dep/hpo/index.shtml
National Register of Historic Places, National Park Service: https://www.nps.gov/subjects/nationalregister/index.htm
A Citizen's Guide to Section 106 Review, Advisory Council on Historic Preservation (ACHP): https://www.achp.gov/sites/default/files/documents/2017-01/CitizenGuide.pdf
Overview of Section 106 Review, NJ Office of Historic Preservation: https://www.nj.gov/dep/hpo/2protection/section106.htm
How to Apply the National Register Criteria for Evaluation, National Park Service: https://www.nps.gov/nr/publications/bulletins/nrb15/

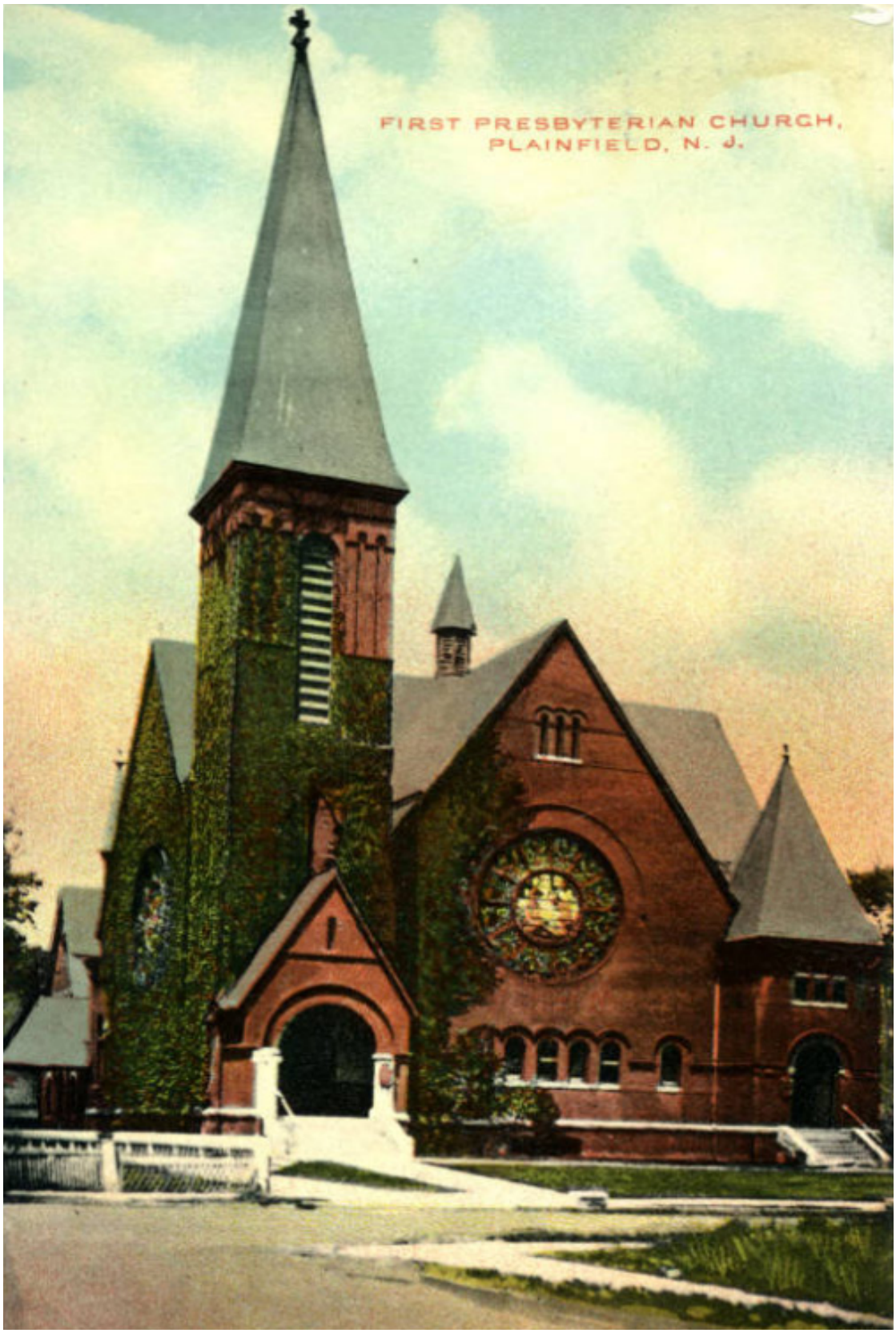
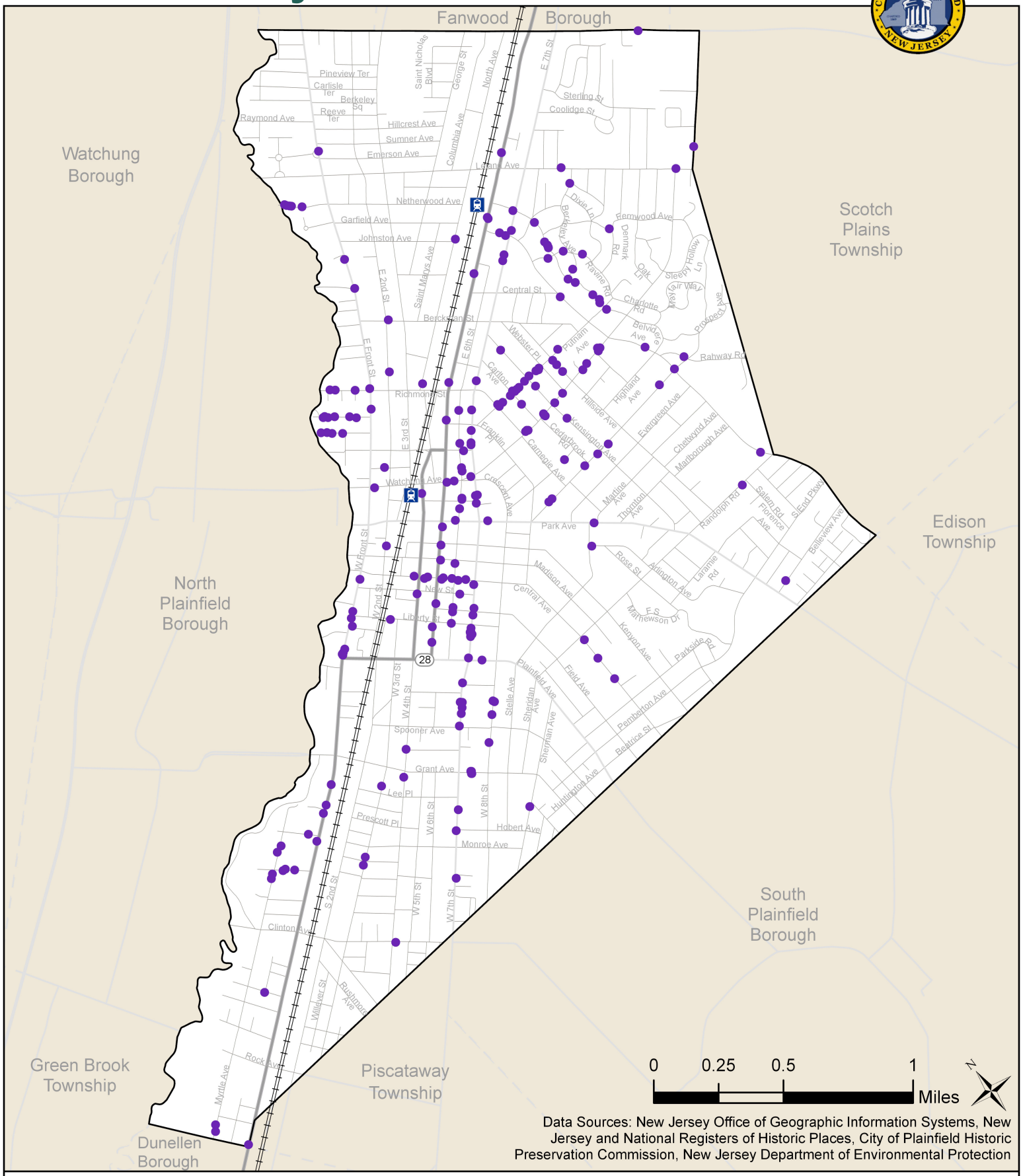


Figure 29: First Presbyterian Church around 1910

City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Properties within the City of Plainfield, New Jersey, as Surveyed by Gail Hunton, 1984

● Historic Properties Surveyed 1984

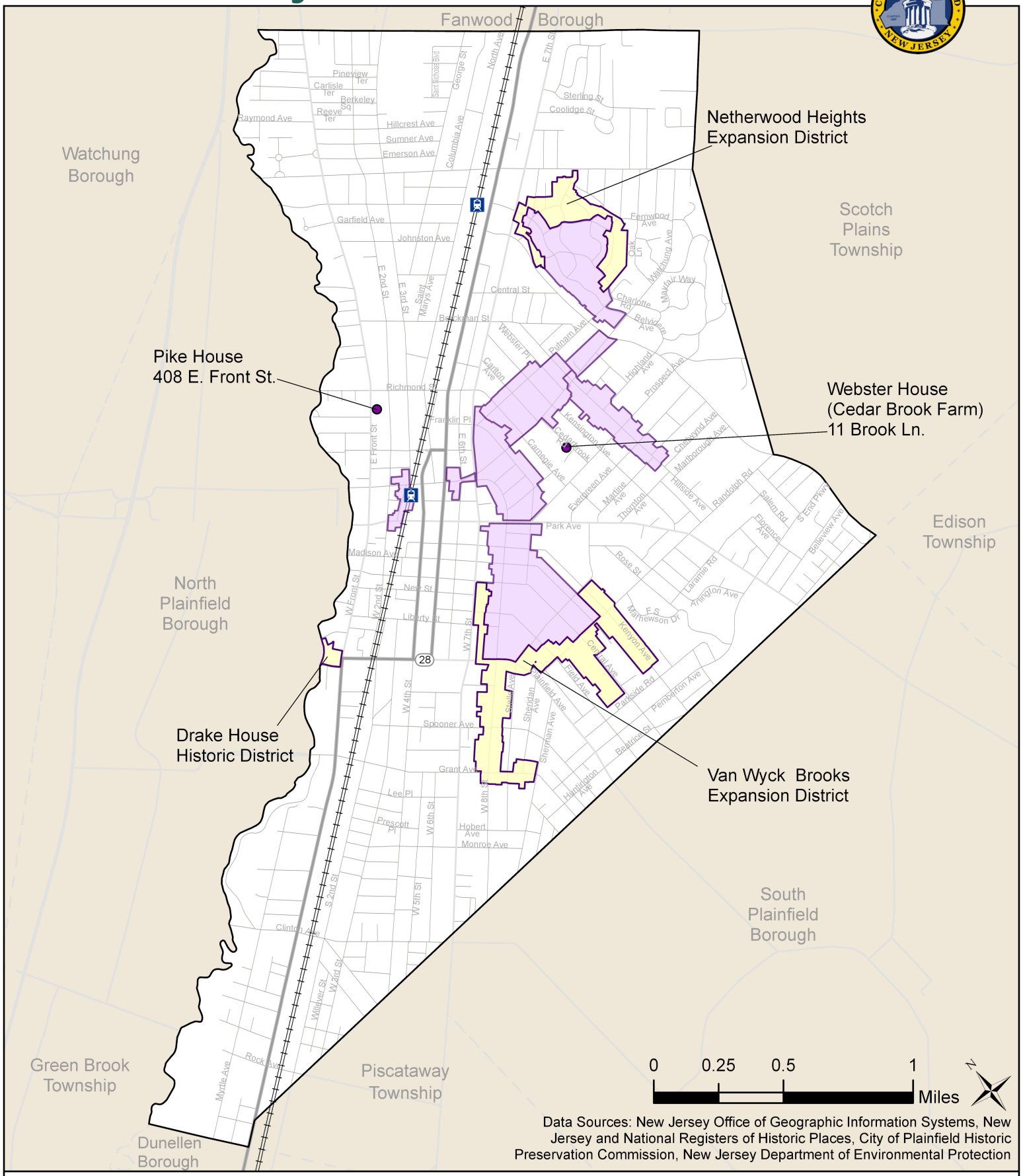
Barton Ross & Partners LLC
Architects

Washington College
Geographic Information Systems

Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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City of Plainfield Master Plan



Data Sources: New Jersey Office of Geographic Information Systems, New Jersey and National Registers of Historic Places, City of Plainfield Historic Preservation Commission, New Jersey Department of Environmental Protection

Historic Areas Identified for Local Designation consideration by the City of Plainfield, New Jersey

- Proposed Individual Landmark
- Proposed Historic District
- Historic District

Barton Ross & Partners LLC
Architects

Washington College
Geographic Information Systems

Map prepared for Barton Ross & Partners, LLC. by Washington College's GIS Program, 2019

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7. MEASURING POLICY EFFECTIVENESS

7.1. Successes of Past Historic Preservation Efforts

Since adopting the first HPE of its Master Plan in 1988, the City has achieved numerous successes in historic preservation, the earliest of which were outlined in Chapter 3 and Chapter 5. More recently, the City has undertaken new historic preservation initiatives, including:

1. In 2002, the City updated and strengthened its Historic Preservation Ordinance (adopted in 2002 and incorporated into the City's Land Use Ordinance) that recognizes and protects Plainfield's historic resources through the application of established criteria to local designation and review procedures. This updated and strengthened the historic preservation ordinance.

2. The City has protected local historic landmarks and historic districts through the HPC's streamlined review of Certificates of Appropriateness, minor work reviews via the Architectural Review Committee (ARC), and proposed new development.

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

4. In 2007, the HPC completed the revised edition of the *Plainfield Design Guidelines for Historic Districts and Sites* to inform regulatory review of proposed improvements, rehabilitation work, and alterations to historic structures, helping to ensure that proposed work is compatible with the historic fabric and character of individual buildings and districts.

5. In 2015, the HPC completed the Spanish language edition of the *Plainfield Design Guidelines for Historic Districts and Sites* to better educate and interact with the City's growing diverse population.

6. The HPC continues to educate the public and fosters community appreciation of the City's architectural and planning history through active participation in public events, such as staffing a booth at the annual Tri-County History fair, typically hosted at the Plainfield Public Library in September.

7. The HPC created a postcard, brochure, and website for the Historic Preservation Commission.

8. The HPC received the state's 2018 New Jersey State Leadership Award for City of Plainfield Historic Preservation Commission as presented by Preservation New Jersey at the annual conference.

9. Listing of Green Brook Park (in 2004) and Cedar Brook Park (in 2007) on the National and New Jersey Registers of Historic Places and local designation (2010).

10. Local designation of 12 additional individual historic sites in 2006.

7.2. Challenges Implementing Historic Preservation Policies

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

1. Historic resources are at risk from intrusive renovations in or directly adjacent to historic districts, which can have significant negative visual effects on existing historic resources and viewsheds. The challenge is for the HPC to better educate new property owners on the positive economic impacts of historic preservation investments, and to encourage adherence to established standards for rehabilitation.

2. The HPC has been challenged to implement additional zoning variance policies to lessen the impact of multi-family homes in historic districts that were intended to be single-family. Densely populated historic neighborhoods with parking and other crowding problems subtract from the beauty of historic residential streets. The HPC should seek to encourage historic property restoration back to single-family residential use.

3. Alterations that cover or destroy existing character-defining features and materials can irreversibly undermine a historic resource's eligibility for designation. Material integrity is an important aspect of any historic resource, and is essential for the expression and interpretation of a historic context. Common alteration issues include non-original synthetic siding, lead paint citations leading to unnecessary replacement of wood windows, expensive slate roof repairs, and vinyl fence installations.

4. Many historic resources and districts within the City that are significant at the State and/or National levels have not been locally designated by the HPC or vice-versa. The challenge is for the HPC to harmonize all historic district property lists and align boundaries at all three levels of protection to allow better identification of historic resources by City staff, resulting in more effective management of the Plainfield's historic preservation program.

5. Previous survey work focused disproportionately on private residences and the local designation of residential historic districts at the expense of commercially-oriented districts. As a result of this emphasis, historic landscapes, cultural sites, objects, and non-residential structures are not adequately surveyed and thus they are insufficiently protected at the local level. The challenge will be for the HPC to survey and study more commercial/mixed-use historic districts for future designation efforts.

6. The City is challenged with various restrictions limiting resources necessary to achieve its historic preservation goals.

7. The historic sidewalks made of bluestone pavers are under constant threat of removal, tree uprooting, snowplow damage in the winter, and general lack of maintenance. The challenge for the HPC is to better educate residents about the importance of preserving the historic streetscapes.

8. The HPC needs to better collaborate with Union County on applications for a Certificate of Appropriateness and capital improvements in locally designated historic districts, especially over the protection of the viewsheds and cultural landscapes of Cedar and Green Brook Parks.

8. HISTORIC PRESERVATION GOALS

8.1. Public Engagement for the 2019 HP Element

Presentations on the development of this HP Element were made at regularly scheduled meetings of the HPC on June 25, July 23, and September 24, 2019. The purpose of these public presentations was to update both the HPC and the public on the drafting progress of the HPE, as well as to solicit feedback from stakeholders for inclusion in the draft Historic Preservation Element.

The public presentations described existing information and resources, such as the different levels of designation of historic resources; status updates on work completed; and anticipated next steps in the development of the HPE. At the HPC Working Group meetings on August 8, 2019, and September 5, 2019, city stakeholders provided comment on the draft HP Element and made suggestions for strengthening historic preservation in Plainfield.

8.2. Historic Preservation Goals

The five historic preservation goals were developed with working group and public participation as part of the development of the HPE. The historic preservation goals reflect the community's vision for historic preservation within the City and reflect reasons why the community seeks to realize these historic preservation goals.

The five (5) historic preservation goals are:
1. To advance the preservation of community character through the identification, designation, and stewardship of its historically and/or architecturally significant resources;

2. To ensure that new growth and development aligns with the character of the community by encouraging contextually appropriate new design that contributes to a sense of cohesiveness and meets the City's needs as a growing suburban community. This will stimulate the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation of historic structures;

3. To preserve the historic character, livability and property values of Plainfield's residential neighborhoods by maintaining and rehabilitating historic housing, preventing the deterioration and demolition of structures, and encouraging new construction that is compatible in scale and design to the physical character of the neighborhood;

4. To revitalize Plainfield's commercial districts by encouraging the maintenance, rehabilitation, and adaptive reuse of older structures and promoting high design standards for new buildings and streetscape improvements; and

5. To integrate historic preservation into the City's planning and economic development, housing and community programs, and cultural activities. This includes working with other municipal agencies and city boards to improve awareness of the city's historic preservation program, and enforcement of regulations that impact the city's historic resources.

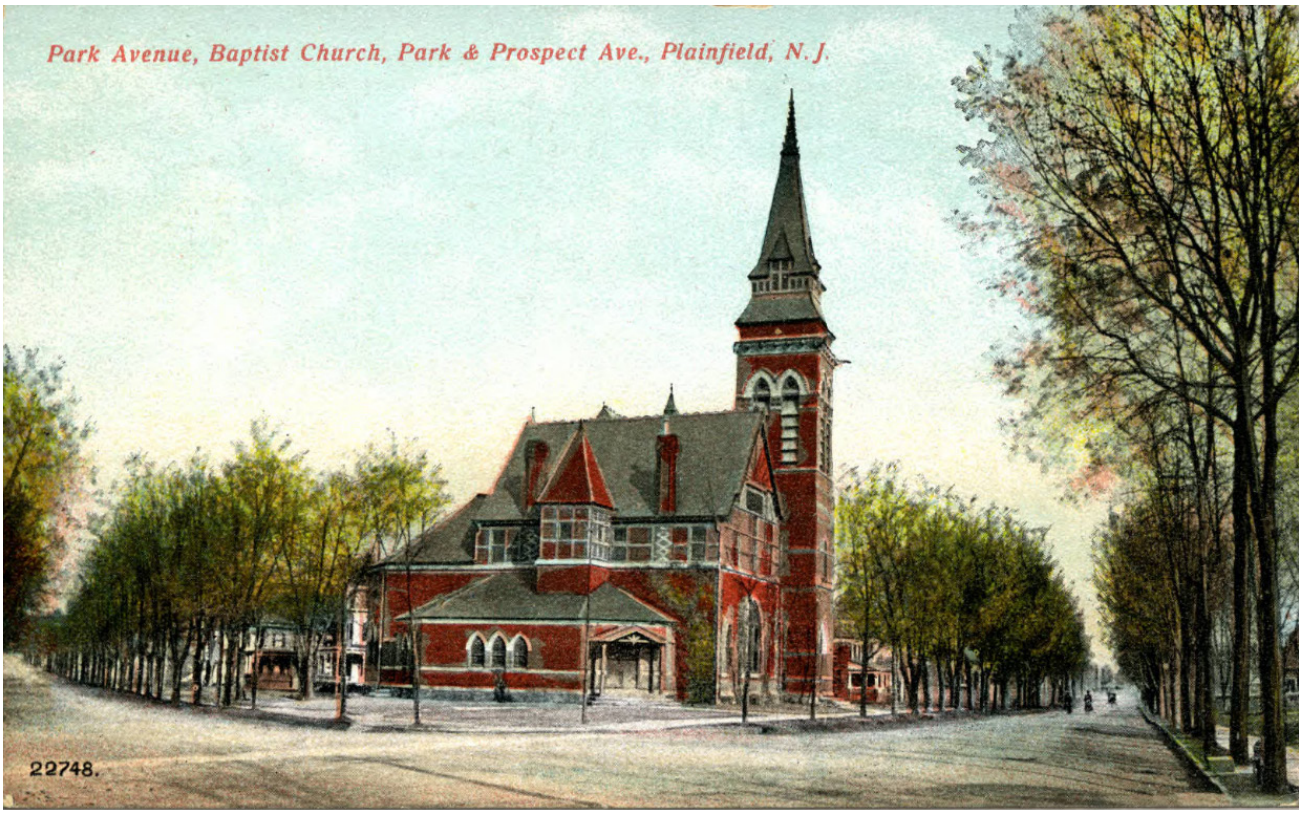


Figure 30: Park Avenue Baptist Church around 1910

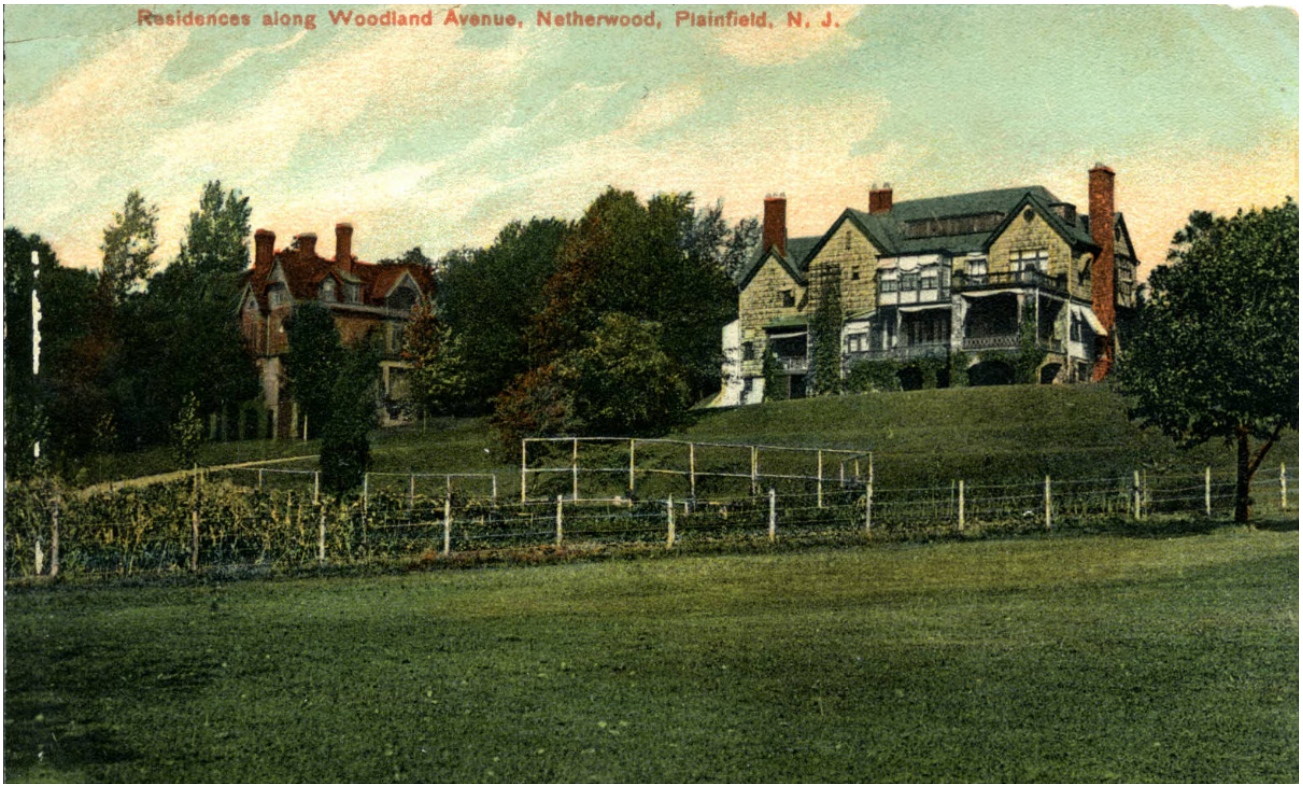


Figure 31: Woodland Avenue residences around 1910

9. RECOMMENDATIONS

9.1. Recommendations

The following recommendations provide a framework for historic preservation in shaping the future of the City. These recommendations draw upon existing and potential tools and innovative initiatives to provide direction for future historic preservation activities. The recommendations work to address the previously identified challenges, and to advance the City's five historic preservation goals through information gathering, policy implementation, and public education/outreach.

I. Increase HPC funding, administrative procedures, and management tools:

a. Seek Funding for Historic Preservation. The city should continue to seek grant awards, city budget support, and outside funding sources for increased staffing, neighborhood preservation, National Register nominations, educational outreach, and other projects that support the work of the commission.

b. Expedite the local designation process as defined in the City's Historic Preservation Ordinance for individual landmarks and districts through collaboration with the Planning Board and HPC staff to prepare new designation nominations in a timely manner.

c. Streamline interdepartmental procedures for administering historic preservation programs, including code enforcement, referrals of applications to the Historic Preservation Commission (HPC), and coordination with the other appointed boards that have authority to affect historic properties. Create and maintain up-to-date, comprehensive documentation, including photos, of all designated historic landmarks and properties within historic districts to help benchmark progress towards enhancing historic neighborhoods.

II. Maintain the quantity and quality of locally designated historic resources:

a. Update the Historic Sites Inventory. The 1985 citywide inventory of historic resources should be updated to reflect changes in inventoried resources such as demolitions and alterations, to add resources previously not included, and to recommend designations of new historic districts and sites as well as expansion of existing historic districts. Once the historic sites inventory is updated, the master plan should be amended to incorporate the revisions.

b. Designate resources that are currently listed in the State and/or National Register as local landmarks and districts and vice-versa to harmonize all property lists and historic district boundaries. Request applicable GIS data from Union County and the NJ HPO and incorporate this data into the City's Historic Inventory Database.

c. Evaluate new historic sites and districts for local designation under the city's historic preservation ordinance. Evaluations should include all areas of the city, and should represent the history of the city's diverse population.

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

e. Promote the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures which are significant at the local level. Consider multiple aspects of the built environment, and the significance of a variety of resource types and underrepresented historic contexts.

f. Identify critical viewsheds and cultural landscapes in the City and develop guidelines for their protection and preservation. Changes to viewsheds may alter the integrity, and quite possibly the significance, of a historic property. Cultural landscapes are geographic areas, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

III. Improve the protection of Plainfield's historic resources and promote compatible new development:

a. Evaluate zoning ordinances in existing historic districts to ensure compatibility with historic building patterns and resources in the historic districts. This includes, but is not limited to permitted uses, bulk and lot area requirements, parking, lighting, signs, and landscaping.

b. The city should support and undertake nominations of historic sites and districts to the New Jersey and National Registers of Historic Places. New National Register listings will benefit the city in tangible ways. State and federal historic preservation grants and programs almost always require National Register listing as a prerequisite for funding. In addition, properties listed on the National Register will be eligible for rehabilitation tax credits.

c. Promote the use of the federal rehabilitation tax credit program by property owners in the City. The rehabilitation tax credit program offers strong incentives for property owners and developers to consider preserving historic buildings that might otherwise be threatened by incompatible alteration or demolition.

d. Advocate for the reuse of existing housing stock as a sustainable development practice that can reduce the City's carbon footprint. Incorporate preservation into City Redevelopment Plans to increase sustainability and historic preservation.

e. Enhancement of Historic Districts. Capital improvements within historic districts should be designed and constructed in a manner that enhances the character of the districts and contributes to the quality of life in the districts. City capital improvement and planning projects should include a review for impacts on historic resources prior to implementation.

IV. Improve public engagement in the stewardship of its historic resources:

a. Undertake further educational outreach to property owners, real estate agents, business owners, students, and other members of the community. Educational outreach should include information on the local landmark designation process and its impact on homeowners, as well as interpretive programming, promoting the numerous benefits of historic preservation, and publicizing best practices for restoring and rehabilitating historic resources.

b. Promote the community's utilization of preservation grant funding and tax incentive programs for resources listed or eligible for listing in the State and National Registers.

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

d. In order to maintain its leadership role in municipal historic preservation, both inside and outside the city, the HPC should continue to increase awareness of and pride in Plainfield's historic resources and the benefits of historic preservation through recognition.

9.2. Action Plan for Implementation of Recommendations

I. Increase HPC Funding, Administrative Procedures, and Management Tools:

Item	Priority	Timeframe (years)	Responsibility
Seek Funding for Historic Preservation	High	1	City Council/HPC
Expedite the local designation process	High	1-3	PB/HPC/City Council
Streamline interdepartmental procedures for historic preservation programs	High	1-3	PB/HPC/City Council

II. Maintain the quantity and quality of locally designated historic resources:

Item	Priority	Timeframe (years)	Responsibility
Update the Historic Sites Inventory	High	3-5	HPC/Stakeholders
Designate resources that are currently listed in the State and/or National Register as local landmarks and districts, GIS requests	Medium	Ongoing	HPC/Stakeholders
Evaluate new historic sites and districts for local designation	High	1-3	HPC/Stakeholders

Develop stewardship guidelines for the management/rehabilitation of historic streetscapes.	Medium	3-5	HPC
Promote the identification, documentation, designation, and preservation of landscapes, objects, and non-residential structures	Medium	Ongoing	HPC/Stakeholders
Develop guidelines to identify critical viewsheds and cultural landscapes	Medium	3-5	HPC/Stakeholders

III. Improve the protection of Plainfield's historic resources and promote compatible new development:

Item	Priority	Timeframe (years)	Responsibility
Evaluate zoning ordinances in existing historic districts	High	1	PB/HPC/City Council
Increase nominations of historic sites and districts to the New Jersey and National Registers of Historic Places	Medium	3-5	PB/HPC/Stakeholders
Promote the use of the federal rehabilitation tax credit program	Medium	Ongoing	HPC
Advocate for the reuse of existing housing stock as a sustainable development practice	Medium	Ongoing	HPC
Enhancement of Historic Districts through Capital Improvements	High	1-3	PB/HPC/City Council/Stakeholders

IV. Improve public engagement in the stewardship of its historic resources:

Item	Priority	Timeframe (years)	Responsibility
Undertake further educational outreach	High	1	HPC
Promote utilization of preservation grant funding and tax incentive programs	Medium	Ongoing	HPC/Stakeholders
Engage with the community and apply HP professional best practices	High	1-3	HPC/Stakeholders
Increase awareness of and pride in Plainfield's historic resources	High	Ongoing	HPC

10. APPENDIX

A. List of current local landmarked sites and historic districts in the City of Plainfield (compiled by the Plainfield Planning Division (2018). All properties listed are currently locally designated.

B. List of all historic properties surveyed as part of the "City of Plainfield Survey of Historic Building Resources" (1985) project. Note: The survey did not include the four historic districts that were in existence by 1985 and had been previously surveyed (Crescent Area, Hillside Avenue, North Avenue, and Van Wyck Brooks Historic Districts). Some of the sites have since been demolished or significantly altered. All properties listed are identified as being eligible for local designation, if not already.

C. List of all historic properties surveyed as part of the "Historic Preservation Survey for District Expansions" (2017) project. All properties listed are identified as being eligible for local designation.

D. Links to Web or Online Resources Referenced in Section 9: Recommendations

- NPS Tax Incentives for Preserving Historic Properties
  https://www.nps.gov/tps/tax-incentives.htm
- NTHP's Maint Street America Program
  https://www.mainstreet.org/howwecanhelp/msai/certificatesandmsarp
- Main Street New Jersey State Coordinating Program
  https://www.nj.gov/dca/divisions/lps/msnj.html
- New Jersey Historic Trust
  https://www.njht.org
- State of New Jersey Deparmtnet of Environmental Protection Bureau of GIS
  https://www.nj.gov/dep/gis/

E. Links to Other Pertinent Preservation Resources, including:

- The Secretary of the Interior's Standards for Rehabilitation
  https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
- New Jersey Office of State Planning Memo on Historic Preservation
  https://www.nj.gov/dep/hpo/hpo_article.pdf
- A Five Minute Look at the New Jersey Register of Historic Places Act
  https://www.state.nj.us/dep/hpo/2protection/sr_5minlook_b.pdf
- New Jersey Certified Local Government Program Guidelines
  https://www.nj.gov/dep/hpo/3preserve/clgguides8_07.pdf
- Sustainable Jersey Hitoric Preservation Element Guidelines
  http://www.sustainablejersey.com/actions-certification/actions/

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APPENDIX A.

Plainfield's Local Designated Historic Property List



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060

Adrian O. Mapp, Mayor

William H. Michelson, Chairman
Lawrence T. Quirk, Vice-Chairman

Plainfield's National, State, & Locally Designated Historic Properties
Prepared by the Plainfield Division of Planning & Community Development, 2018

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
715-25 Arlington Avenue	713	10	Yes	c. 1855	Italianate	Van Wyck Brooks
718-22 Arlington Avenue	714	8	Yes	c. 1880	Second Empire	Van Wyck Brooks
822 Arlington Avenue	717	2	Yes	c. 1875	Italianate	Van Wyck Brooks
824-26 Arlington Avenue	717	3	Yes	c. 1875	Italianate	Van Wyck Brooks
828 Arlington Avenue	717	4	Yes	1875	Second Empire	Van Wyck Brooks
556 Belvidere Avenue	909	9	Yes	1900	Foursquare	Netherwood Heights
559 Belvidere Avenue	910	26	Yes	1900-15	Shingle	Netherwood Heights
600 Belvidere Avenue	906	1	Yes	1905	Shingle	Netherwood Heights
601 Belvidere Avenue	911	4	Yes	1927	Tudor Revival	Netherwood Heights
609 Belvidere Avenue	911	3	Yes	1930	Tudor Revival	Netherwood Heights
614 Belvidere Avenue	906	2	Yes	1900-15	Shingle	Netherwood Heights
617 Belvidere Avenue	911	2	Yes	1931	Period Revival	Netherwood Heights
618-24 Belvidere Avenue	906	3	Yes	1900-25	Colonial Revival	Netherwood Heights
621 Belvidere Avenue	911	1	Yes	1929	Tudor Revival	Netherwood Heights
630 Belvidere Avenue	906	4	Yes	1900-25	Colonial Revival	Netherwood Heights
633 Belvidere Avenue	907	10	Yes	1900-25	Colonial Revival	Netherwood Heights
637-43 Belvidere Avenue	907	9	Yes	c. 1895	Queen Anne	Netherwood Heights
640 Belvidere Avenue	906	5	No	1965	Bi-Level	Netherwood Heights
645-49 Belvidere Avenue	907	8	Yes	c. 1880	Queen Anne	Netherwood Heights
648 Belvidere Avenue	906	6	Yes	c. 1875	Italianate	Netherwood Heights
657 Belvidere Avenue	907	7	Yes	1901	Colonial Revival	Netherwood Heights
661 Belvidere Avenue	907	6	Yes	c. 1880	Queen Anne	Netherwood Heights
700 Belvidere Avenue	903	1	No	1977	Bi-level	Netherwood Heights
701 Belvidere Avenue	905	6	Yes	1912	Mission	Netherwood Heights
714 Belvidere Avenue	903	2	No	1977	Bi-level	Netherwood Heights
715 Belvidere Avenue	905	5	Yes	1900-25	Colonial Revival	Netherwood Heights
718 Belvidere Avenue	903	3	No	1970	Bi-level	Netherwood Heights
726 Belvidere Avenue	903	4	No	1980	Bi-level	Netherwood Heights
729 Belvidere Avenue	905	4	Yes	1900-25	Colonial Revival	Netherwood Heights
735 Belvidere Avenue	905	3	Yes	1923	Colonial Revival	Netherwood Heights

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
740 Belvidere Avenue	903	5	Yes	1926	Tudor Revival	Netherwood Heights
741 Belvidere Avenue	904	11	No	1970	Bi-level	Netherwood Heights
750 Belvidere Avenue	903	6	Yes	1904	Tudor Revival	Netherwood Heights
756-62 Belvidere Avenue	903	7	No	1963	Ranch	Netherwood Heights
770 Belvidere Avenue	903	8	Yes	1915	Colonial Revival	Netherwood Heights
777 Belvidere Avenue	904	10	Yes	1915	Colonial Revival	Netherwood Heights
778 Belvidere Avenue	903	9	Yes	1905	Period Revival	Netherwood Heights
789 Belvidere Avenue	904	9	Yes	1900-15	Shingle	Netherwood Heights
792 Belvidere Avenue	903	10	Yes	1900-05	Colonial Revival	Netherwood Heights
802 Belvidere Avenue	901	1	Yes	1901	Colonial Revival	Netherwood Heights
808-12 Belvidere Avenue	901	2	Yes	1902	Queen Anne	Netherwood Heights
816 Belvidere Avenue	901	3	Yes	1928	Tudor Revival	Netherwood Heights
830 Belvidere Avenue	901	4	Yes	1922	Tudor Revival	Netherwood Heights
608 Berkeley Avenue	904	12	No	1977	Ranch	Netherwood Heights
609-27 Berkeley Avenue	905	2	Yes	1940s	Colonial Revival	Netherwood Heights
616 Berkeley Avenue	904	13	Yes	1900-25	Tudor Revival	Netherwood Heights
622 Berkeley Avenue	904	14	No	1977	Ranch	Netherwood Heights
633 Berkeley Avenue	905	1	Yes	c. 1880	Queen Anne	Netherwood Heights
700 Berkeley Avenue	908	14	Yes	1916	Colonial Revival	Netherwood Heights
712 Berkeley Avenue	908	15	Yes	1900-25	Colonial Revival	Netherwood Heights
717 Berkeley Avenue	907	4	Yes	1963	Ranch	Netherwood Heights
720 Berkeley Avenue	908	16	Yes	1920	Craftsman	Netherwood Heights
724 Berkeley Avenue	908	17	Yes	1900-15	Shingle	Netherwood Heights
725 Berkeley Avenue	907	3	Yes	1900-25	Colonial Revival	Netherwood Heights
729-35 Berkeley Avenue	907	2	Yes	1923	Colonial Revival	Netherwood Heights
734 Berkeley Avenue	908	18	Yes	1900-25	Colonial Revival	Netherwood Heights
741 Berkeley Avenue	907	1	Yes	1900-07	Shingle	Netherwood Heights
810-12 Carlton Avenue	639	6	Yes	1900-10	Colonial Revival	Putnam Watchung
814-16 Carlton Avenue	639	7	Yes	c. 1880	Queen Anne	Putnam Watchung
815-17 Carlton Avenue	638	14	Yes	c. 1880	Italianate	Putnam Watchung
818-22 Carlton Avenue	639	8	Yes	c. 1880	Queen Anne	Putnam Watchung
819-23 Carlton Avenue	638	13	Yes	------	vacant parcel	Putnam Watchung
824 Carlton Avenue	639	9	Yes	c. 1880	Queen Anne	Putnam Watchung
825 Carlton Avenue	638	12	Yes	1900-10	Tudor Revival	Putnam Watchung
828-32 Carlton Avenue	639	10	Yes	c. 1880	Queen Anne	Putnam Watchung
835 Carlton Avenue	638	11	Yes	1900-10	Craftsman	Putnam Watchung
836 Carlton Avenue	639	11	Yes	c. 1880	Italianate	Putnam Watchung
838 Carlton Avenue	639	12	No	1970	Bi-level	Putnam Watchung
842-44 Carlton Avenue	639	13	No	1970	Bi-level	Putnam Watchung
315 Central Avenue	103	2	Yes	1926	Georgian Revival	State & National Register Central Fire Headquarters
501 Central Avenue	707	1	Yes	1894	Romanesque Revival	Local Landmark Seventh Day Baptist Church
716-20 Central Avenue	764	6	Yes	c. 1870	Greek Revival	Van Wyck Brooks
729 Central Avenue	715	7	No	1965	Contemporary	Van Wyck Brooks

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
800-06 Central Avenue	760	5	Yes	c. 1950	Contemporary	Van Wyck Brooks
808-14 Central Avenue	760	6	Yes	c. 1890	Colonial Revival	Van Wyck Brooks
815 Central Avenue	716	9	No	1964	Contemporary	Van Wyck Brooks
818 Central Avenue	760	7	Yes	c. 1880	Queen Anne	Van Wyck Brooks
824-34 Central Avenue	760	8	No	1947	Ranch	Van Wyck Brooks
827-33 Central Avenue	716	8	No	1964	Contemporary	Van Wyck Brooks
836-904 Central Avenue	760	9	No	1947	Ranch	Van Wyck Brooks
903 Central Avenue	759	20	No	1962	Contemporary	Van Wyck Brooks
906-16 Central Avenue	760	10	Yes	c. 1870	Second Empire	Van Wyck Brooks
915 Central Avenue	759	19	Yes	1958	Bungalow	Van Wyck Brooks
918-26 Central Avenue	760	11	Yes	c. 1870	Second Empire / Georgian Revival	Van Wyck Brooks
919 Central Avenue	759	18	No	1956	Ranch	Van Wyck Brooks
925-31 Central Avenue	759	17	Yes	c. 1870	Second Empire	Van Wyck Brooks
930 Central Avenue	760	12	Yes	c. 1880	Italianate	Van Wyck Brooks
935 Central Avenue	759	16	Yes	c. 1870	Second Empire	Van Wyck Brooks
940 Central Avenue	760	13	Yes	c. 1870	Queen Anne / Italianate	Van Wyck Brooks
941-47 Central Avenue	759	15	Yes	c. 1890	Queen Anne	Van Wyck Brooks
946 Central Avenue	760	14	Yes	c. 1880	Queen Anne	Van Wyck Brooks
949-55 Central Avenue	759	14	Yes	c. 1900	Queen Anne / Colonial Revival	Van Wyck Brooks
950-60 Central Avenue	760	15	Yes	1924	Period Revival	Van Wyck Brooks
957-63 Central Avenue	759	13	Yes	1897	Colonial Revival	Van Wyck Brooks
966 Central Avenue	755	5	No	1959	Bi-level	Van Wyck Brooks
972-76 Central Avenue	755	6	No	1963	Ranch	Van Wyck Brooks
978-84 Central Avenue	755	7	No	1957	Bi-level	Van Wyck Brooks
981 Central Avenue	756	7	Yes (Key)	c. 1750	Colonial Farmhouse	Van Wyck Brooks
986-90 Central Avenue	755	8	Yes	c. 1900	Colonial Revival	Van Wyck Brooks
987 Central Avenue	756	6	Yes	c. 1905	Colonial Revival	Van Wyck Brooks
996 Central Avenue	755	9	Yes	c. 1890	Shingle	Van Wyck Brooks
999 Central Avenue	756	5	No	1954	Ranch	Van Wyck Brooks
1030 Central Avenue	744	2	Yes	1896	Georgian Revival	Local Landmark George A. Strong House
1508 Charlotte Road	901	10	Yes	1920	Colonial Revival	Netherwood Heights
600 Cleveland Avenue	837	1	Yes	1892	Gothic Revival	State & National Register Grace Episcopal Church
821-823 Colonial Circle	630	16	Yes	1935	Colonial Revival	Broadway
822 Colonial Circle	630	17	Yes	1939	Cape Cod	Broadway
825 Colonial Circle	630	15	Yes	1939	Tudor Revival	Broadway
826 Colonial Circle	630	18	Yes	1935	Period Revival	Broadway
830 Colonial Circle	630	19	Yes	2002	Bi-level	Broadway
106-08 Crescent Avenue	828	2	Yes	c. 1880	Italianate	Crescent Area
107-09 Crescent Avenue	832	16	Yes	c. 1880	Italian Villa	Crescent Area
110-12 Crescent Avenue	829	1	Yes	c. 1880	Italianate	Crescent Area
111-15 Crescent Avenue	832	15	Yes	c. 1880	Second Empire	Crescent Area
114 Crescent Avenue	829	2	Yes	c. 1870	Carpenter Gothic	Crescent Area

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
116-22 Crescent Avenue	829	3	Yes	c. 1880	Italianate	Crescent Area
117-27 Crescent Avenue	832	14	No	c. 1960	Apartment Bldg.	Crescent Area
128 Crescent Avenue	830	1	Yes	c. 1880	Second Empire	Crescent Area
129-33 Crescent Avenue	832	13	Yes	c. 1880	Eastlake	Crescent Area
130-34 Crescent Avenue	830	2	Yes	c. 1880	Italianate	Crescent Area
135-39 Crescent Avenue	832	12	Yes	c. 1880	Second Empire	Crescent Area
136-40 Crescent Avenue	830	3	Yes	c. 1876	Italianate	Crescent Area
142-64 Crescent Avenue	831	1	Yes	1934	English Gothic	Crescent Area
143 Crescent Avenue	832	11	Yes	c. 1880	Second Empire	Crescent Area
149 Crescent Avenue	832	10	Yes	c. 1880	Second Empire	Crescent Area
155 Crescent Avenue	832	9	Yes	c. 1910	Shingle	Crescent Area
159 Crescent Avenue	832	8	Yes	c. 1910	Shingle	Crescent Area
161-67 Crescent Avenue	832	7	Yes	c. 1925	Georgian Colonial	Crescent Area
1200 Denmark Road	908	1	Yes	1900-25	Colonial Revival	Netherwood Heights
1210 Denmark Road	908	2	Yes	1900-15	Shingle	Netherwood Heights
1216 Denmark Road	908	3	Yes	1900-15	Shingle	Netherwood Heights
1220-26 Denmark Road	908	4	No	1990	Colonial Revival	Netherwood Heights
1236 Denmark Road	908	5	Yes	1912	Shingle	Netherwood Heights
1250 Denmark Road	936	10	Yes	c. 1925	Colonial Revival	Netherwood Heights
1253 Denmark Road	930	22	Yes	1900-15	Shingle	Netherwood Heights
1259-75 Denmark Road	930	21	Yes	1895	Shingle	Netherwood Heights
1264-72 Denmark Road	936	11	Yes	1922	Colonial Revival	Netherwood Heights
701 Dixie Lane	908	9	No	c.1950	Colonial Revival	Netherwood Heights
714 Dixie Lane	936	2	Yes	1900-25	Colonial Revival	Netherwood Heights
717 Dixie Lane	908	8	Yes	1919	Colonial Revival	Netherwood Heights
720 Dixie Lane	936	3	Yes	1927	Period Revival	Netherwood Heights
724-28 Dixie Lane	936	4	Yes	------	vacant property	Netherwood Heights
730-32 Dixie Lane	936	5	Yes	1905	Colonial Revival	Netherwood Heights
734-38 Dixie Lane	936	6	Yes	------	vacant parcel	Netherwood Heights
737 Dixie Lane	908	7	Yes	1900-25	Colonial Revival	Netherwood Heights
740-46 Dixie Lane	936	7	Yes	1920	Colonial Revival	Netherwood Heights
747 Dixie Lane	908	6	Yes	c. 1930	Period Revival	Netherwood Heights
754 Dixie Lane	936	8	Yes	1925	Colonial Revival	Netherwood Heights
762-66 Dixie Lane	936	9	Yes	1927	Tudor Revival	Netherwood Heights
232-42 East Front Street	310	1	Yes	1912	Tudor Revival	Local Landmark YWCA of Central NJ
857-59 East Front Street	329	17	Yes	1887	Queen Anne/Shingle	Local Landmark Johnston Estate Gatehouse
104-16 East Ninth Street	827	23	Yes	c. 1920	Neoclassical Revival	Crescent Area Christian Scientist Church
109-11 East Ninth Street	828	13	Yes	c. 1875	Gothic Revival	Crescent Area
117 East Ninth Street	828	12	Yes	c. 1870	Italianate	Crescent Area
118-22 East Ninth Street	827	1	Yes	c. 1890	Shingle	Crescent Area
123 East Ninth Street	828	11	Yes	c. 1875	Eclectic	Crescent Area
125-29 East Ninth Street	828	10	Yes	c. 1870	Italianate	Crescent Area
126 East Ninth Street	827	2	Yes	1876	Italianate	Crescent Area

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
131 East Ninth Street	828	9	Yes	c. 1910	Shingle	Crescent Area
132 East Ninth Street	827	3	Yes	c. 1910	Colonial Revival	Crescent Area
136 East Ninth Street	827	4	Yes	c. 1894	Carpenter Gothic	Crescent Area
140 East Ninth Street	827	5	Yes	c. 1890	Second Empire	Crescent Area
141 East Ninth Street	828	8	Yes	c. 1870	Italianate	Crescent Area
142-44 East Ninth Street	827	6	Yes	c. 1900	Shingle	Crescent Area
200-02 East Ninth Street	824	17	Yes	c. 1890	Italianate	Crescent Area
201-03 East Ninth Street	829	13	No	c. 1960	Apartment Bldg.	Crescent Area
205-07 East Ninth Street	829	12	No	c. 1960	Apartment Bldg.	Crescent Area
206 East Ninth Street	824	18	Yes	c. 1890	Italianate	Crescent Area
209-11 East Ninth Street	829	11	No	c. 1960	Apartment Bldg.	Crescent Area
210 East Ninth Street	824	19	Yes	c. 1890	Italianate	Crescent Area
212-14 East Ninth Street	824	20	Yes	c. 1880	Italianate	Crescent Area
213-17 East Ninth Street	829	10	Yes	c. 1890	Queen Anne	Crescent Area
216-18 East Ninth Street	824	21	Yes	c. 1890	Italianate	Crescent Area
222 East Ninth Street	824	22	Yes	c. 1890	Italianate	Crescent Area
224-26 East Ninth Street	824	23	Yes	c. 1880	Italianate	Crescent Area
227-29 East Ninth Street	830	10	Yes	c. 1880	Victorian Eclectic	Crescent Area
228-32 East Ninth Street	824	24	Yes	------	vacant parcel	Crescent Area
231-33 East Ninth Street	830	9	Yes	c. 1900	Shingle	Crescent Area
234 East Ninth Street	824	25	Yes	------	vacant parcel	Crescent Area
235-39 East Ninth Street	830	8	Yes	c. 1880	Italianate	Crescent Area
236 East Ninth Street	824	26	Yes	------	vacant parcel	Crescent Area
238-40 East Ninth Street	824	27	Yes	c. 1920	Period Revival	Crescent Area
241-45 East Ninth Street	831	9	Yes	c. 1885	Italianate	Crescent Area
244 East Ninth Street	824	28	Yes	c. 1890	Victorian Eclectic	Crescent Area
246-48 East Ninth Street	824	29	Yes	c. 1920	Mission	Crescent Area
247-51 East Ninth Street	831	8	Yes	c. 1880	Italianate	Crescent Area
114 East Second Street	315	2	Yes	1895	commercial building	North Avenue
133-39 East Seventh Street	834	5	Yes	1870s	Italianate	Local Landmark J.K. Meyers House
167-69 East Seventh Street	833	1	Yes	1927	War Memorial	Civic (War Memorial)
210 East Seventh Street	643	2	Yes	c. 1890	Queen Anne	Crescent Area
222-32 East Seventh Street	643	3	No	1980	Contemporary	Crescent Area
234-310 East Seventh Street	643	4	Yes	c. 1880	Italianate	Crescent Area
312-14 East Seventh Street	643	5	Yes	c. 1890	Italianate	Crescent Area
316-18 East Seventh Street	643	6	Yes	c. 1880	Italianate	Crescent Area
320-22 East Seventh Street	643	7	Yes	c. 1890	Italianate	Crescent Area
719-23 Field Avenue	764	11	Yes	c. 1890	Queen Anne	Van Wyck Brooks
815 Field Avenue	760	25	Yes	1953	Contemporary Split	Van Wyck Brooks
819 Field Avenue	760	24	Yes	c. 1890	outbuilding	Van Wyck Brooks
820-32 Field Avenue	761	7	Yes	1954	Ranch	Van Wyck Brooks
825 Field Avenue	760	23	Yes	1930	Period Revival	Van Wyck Brooks
834 Field Avenue	761	8	Yes	c. 1890	Colonial Revival	Van Wyck Brooks
835 Field Avenue	760	22	Yes	1931	Period Revival	Van Wyck Brooks

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
840 Field Avenue	761	9	Yes	1929	Colonial Revival	Van Wyck Brooks
841 Field Avenue	760	21	Yes	1931	Period Revival	Van Wyck Brooks
845 Field Avenue	760	20	Yes	1954	Ranch	Van Wyck Brooks
846-52 Field Avenue	761	10	Yes	1940	Colonial Revival	Van Wyck Brooks
854 Field Avenue	761	11	Yes	c. 1900	Carriage House	Van Wyck Brooks
809-11 First Place	831	14	Yes	c. 1910	Colonial Revival	Crescent Area
815 First Place	831	13	Yes	c. 1880	Italianate	Crescent Area
816 First Place	830	4	Yes	c. 1880	Italianate	Crescent Area
817-23 First Place	831	12	Yes	------	vacant parcel	Crescent Area
820-22 First Place	830	5	No	c. 1950	Contemporary	Crescent Area
825-27 First Place	831	11	Yes	c. 1890	Second Empire	Crescent Area
826 First Place	830	6	Yes	c. 1880	Italianate	Crescent Area
828-30 First Place	830	7	Yes	c. 1890	Italianate	Crescent Area
829-31 First Place	831	10	Yes	c. 1870	Federal / Italianate	Crescent Area
307-09 Franklin Place	643	13	Yes	c. 1880	Queen Anne	Crescent Area
310-14 Franklin Place	642	23	Yes	c. 1925	Colonial Revival	Crescent Area
311-15 Franklin Place	643	12	Yes	c. 1890	Queen Anne	Crescent Area
316-26 Franklin Place	642	24	No	1970	Contemporary	Crescent Area
317-21 Franklin Place	643	11	Yes	c. 1930	Tudor	Crescent Area
323-27 Franklin Place	643	10	Yes	c. 1890	Second Empire	Crescent Area
328-30 Franklin Place	642	25	Yes	c. 1880	Italianate	Crescent Area
329 Franklin Place	643	9	Yes	c. 1895	Queen Anne	Crescent Area
332-34 Franklin Place	642	26	Yes	c. 1880	Italianate	Crescent Area
333-41 Franklin Place	643	8	Yes	c. 1900	Queen Anne	Crescent Area
336-38 Franklin Place	642	27	Yes	c. 1880	Italianate / Stick	Crescent Area
340-44 Franklin Place	642	28	Yes	c. 1890	Shingle	Crescent Area
346-50 Franklin Place	642	29	No	1965	Contemporary	Crescent Area
400 Franklin Place	641	1.01	Yes	c. 1890	Queen Anne	Crescent Area
801-03 Hillside Avenue	630	27	Yes	1900-10	Colonial Revival	Putnam Watchung
802 Hillside Avenue	634	2	Yes	1909	Colonial Revival	Putnam Watchung
807 Hillside Avenue	630	26	Yes	1907	Colonial Revival	Putnam Watchung
808 Hillside Avenue	634	3	Yes	1900-10	Colonial Revival	Putnam Watchung
810 Hillside Avenue	634	4	Yes	1900-10	Shingle	Putnam Watchung
811 Hillside Avenue	630	25	Yes	1908	Colonial Revival	Putnam Watchung
814-816 Hillside Avenue	634	5	Yes	1898	Shingle	Putnam Watchung
817 Hillside Avenue	630	24	Yes	1900-10	Colonial Revival	Putnam Watchung
818-22 Hillside Avenue	634	6	Yes	1898	Shingle	Putnam Watchung
821 Hillside Avenue	630	23	Yes	----	vacant parcel	Putnam Watchung
825 Hillside Avenue	630	22	Yes	1900-10	Colonial Revival	Putnam Watchung
826 Hillside Avenue	634	7	Yes	c. 1875	Second Empire	Putnam Watchung
832 Hillside Avenue	634	8	Yes	1897	Shingle	Putnam Watchung
901 Hillside Avenue	814	1	Yes	c. 1915	Cottage	Hillside Avenue
905-11 Hillside Avenue	814	22	Yes	c. 1905	Shingle	Hillside Avenue
915 Hillside Avenue	814	21	Yes	c. 1905	Shingle	Hillside Avenue
920 Hillside Avenue	821	2	Yes	c. 1909	Colonial Revival	Hillside Avenue

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
921 Hillside Avenue	814	20	Yes	1921	Period Revival	Hillside Avenue
922-28 Hillside Avenue	821	3	Yes	c. 1922	Period Revival	Hillside Avenue
923-27 Hillside Avenue	814	19	Yes	1921	Period Revival	Hillside Avenue
930 Hillside Avenue	821	4	Yes	c. 1909	Colonial Revival	Hillside Avenue
937 Hillside Avenue	815	1	Yes	c. 1870	Second Empire	Hillside Avenue
943 Hillside Avenue	815	21	No	1964	Bi-level	Hillside Avenue
950 Hillside Avenue	821	5	Yes	c. 1870	Second Empire	Hillside Avenue
955 Hillside Avenue	815	20	Yes	1900-10	Colonial Revival	Hillside Avenue
963 Hillside Avenue	815	19	Yes	1898	Shingle	Hillside Avenue
966 Hillside Avenue	821	6	Yes	1895	Shingle	Hillside Avenue
970 Hillside Avenue	821	7	Yes	1897	Colonial Revival	Hillside Avenue
975 Hillside Avenue	812	1	Yes	1905	Colonial Revival	Hillside Avenue
980 Hillside Avenue	821	8	Yes	1917	Colonial Revival	Hillside Avenue
983-99 Hillside Avenue	812	23	Yes	1907	Colonial Revival	Hillside Avenue
996 Hillside Avenue	821	9	Yes	1909	Colonial Revival	Hillside Avenue
1000 Hillside Avenue	820	4	Yes	1910	Colonial Revival	Hillside Avenue
1009 Hillside Avenue	811	24	Yes	1900	Period Revival	Hillside Avenue
1019-29 Hillside Avenue	811	23	No	1970	Ranch	Hillside Avenue
1020 Hillside Avenue	820	5	Yes	1927	Colonial Revival	Hillside Avenue
1035 Hillside Avenue	816	9	Yes	c. 1896	Colonial Revival	Hillside Avenue
1040 Hillside Avenue	817	4	Yes	1913	Craftsman / Mission	Hillside Avenue
1045 Hillside Avenue	816	8	Yes	c. 1915	Colonial Revival	Hillside Avenue
1046 Hillside Avenue	817	5	Yes	c. 1915	Craftsman	Hillside Avenue
1055 Hillside Avenue	816	7	No	1950	Ranch	Hillside Avenue
1060 Hillside Avenue	817	6	Yes	1912	Craftsman	Hillside Avenue
1068-74 Hillside Avenue	804	1	Yes	c. 1905	Colonial Revival	Hillside Avenue
1069 Hillside Avenue	809	1	Yes	1900-10	Colonial Revival	Hillside Avenue
1077 Hillside Avenue	809	37	Yes	1920	Colonial Revival	Hillside Avenue
1080 Hillside Avenue	804	2	Yes	1912	Colonial Revival	Hillside Avenue
803 Kensington Avenue	635	19	Yes	1909	Colonial Revival	Putnam Watchung
809-11 Kensington Avenue	635	18	Yes	c. 1875	Italianate	Putnam Watchung
810-12 Kensington Avenue	638	7	Yes	1900-10	Tudor Revival	Putnam Watchung
814-22 Kensington Avenue	638	8	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
815 Kensington Avenue	635	17	Yes	1900-10	Colonial Revival	Putnam Watchung
819-25 Kensington Avenue	635	16	Yes	c. 1875	Italianate	Putnam Watchung
829 Kensington Avenue	635	15	Yes	c. 1875	Italianate	Putnam Watchung
833-39 Kensington Avenue	635	14	Yes	c. 1875	Italianate	Putnam Watchung
504 Madison Avenue	707	2	Yes	1867	Italianate	Local Landmark Board of Education Building
720-22 Madison Avenue	715	3	Yes	1894	Victorian Gothic	Van Wyck Brooks
724 Madison Avenue	715	4	No	c. 1950	Ranch	Van Wyck Brooks
816 Madison Avenue	716	4	Yes	c. 1880	Queen Anne	Van Wyck Brooks
818 Madison Avenue	716	5	Yes	c. 1880	Queen Anne	Van Wyck Brooks
823 Madison Avenue	717	7	Yes	c. 1870	Second Empire	Van Wyck Brooks

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
827 Madison Avenue	717	6	Yes	c. 1880	Queen Anne	Van Wyck Brooks
828 Madison Avenue	716	6	Yes	c. 1880	Queen Anne	Van Wyck Brooks
831 Madison Avenue	717	5	Yes	c. 1865	Victorian Italianate	Van Wyck Brooks
832 Madison Avenue	716	7	Yes	c. 1880	Queen Anne	Van Wyck Brooks
900-02 Madison Avenue	759	1	Yes	1936	Cottage Revival	Van Wyck Brooks
901-05 Madison Avenue	758	33	Yes	c. 1875	Victorian Eclectic	Van Wyck Brooks
904-10 Madison Avenue	759	2	Yes	1924	Colonial Revival	Van Wyck Brooks
909 Madison Avenue	758	32	Yes	c. 1880	Stick / Queen Anne	Van Wyck Brooks
912 Madison Avenue	759	3	Yes	c. 1880	Queen Anne	Van Wyck Brooks
915 Madison Avenue	758	31	Yes	c. 1875	Second Empire	Van Wyck Brooks
916 Madison Avenue	759	4	Yes	c. 1905	Shingle	Van Wyck Brooks
917 Madison Avenue	758	30	Yes	c. 1880	Queen Anne	Van Wyck Brooks
918 Madison Avenue	759	5	Yes	c. 1905	Shingle	Van Wyck Brooks
919 Madison Avenue	758	29	Yes	1925	Colonial Revival	Van Wyck Brooks
921-23 Madison Avenue	758	28	Yes	c. 1875	Second Empire	Van Wyck Brooks
924 Madison Avenue	759	6	Yes	c. 1900	Colonial Revival	Van Wyck Brooks
925 Madison Avenue	758	27	Yes	1926	Spanish Colonial	Van Wyck Brooks
929 Madison Avenue	758	26	Yes	c. 1895	Shingle	Van Wyck Brooks
930 Madison Avenue	759	7	Yes	1905	Shingle	Van Wyck Brooks
934-36 Madison Avenue	759	8	Yes	1923	Colonial Revival	Van Wyck Brooks
935 Madison Avenue	758	25	Yes	c. 1894	Colonial Revival	Van Wyck Brooks
938 Madison Avenue	759	9	Yes	1923	Colonial Revival	Van Wyck Brooks
939 Madison Avenue	758	24	Yes	c. 1895	Shingle	Van Wyck Brooks
942 Madison Avenue	759	10	Yes	1923	Colonial Revival	Van Wyck Brooks
943 Madison Avenue	758	23	Yes	1900	Colonial Revival	Van Wyck Brooks
946 Madison Avenue	759	11	Yes	1897	Colonial Revival	Van Wyck Brooks
947 Madison Avenue	758	22	Yes	1935	Colonial Revival	Van Wyck Brooks
951 Madison Avenue	758	21	Yes	1926	Colonial Revival	Van Wyck Brooks
957 Madison Avenue	757	17	Yes	1906	Colonial Revival	Van Wyck Brooks
965 Madison Avenue	757	16	Yes	1900	Shingle	Van Wyck Brooks
967 Madison Avenue	757	15	Yes	c. 1905	Shingle	Van Wyck Brooks
970 Madison Avenue	756	1.01	Yes	1932	Cottage	Van Wyck Brooks
971 Madison Avenue	757	14	Yes	c. 1900	Shingle	Van Wyck Brooks
977 Madison Avenue	757	13	Yes	c. 1905	Colonial Revival	Van Wyck Brooks
978 Madison Avenue	756	3	Yes	1910	Shingle	Van Wyck Brooks
982 Madison Avenue	756	4	Yes	1912	Colonial Revival	Van Wyck Brooks
981 Madison Avenue	757	12	Yes	c. 1910	Period Revival	Van Wyck Brooks
983 Madison Avenue	757	11	Yes	c. 1910	Colonial Revival	Van Wyck Brooks
1106 Myrtle Avenue	222	3	Yes	1875	Second Empire	Local Landmark H.C. Fuller House
100-10 North Avenue	314	1	Yes	1890	late 19th Century	North Avenue
107-15 North Avenue	315	10	Yes	------	vacant parcel	North Avenue
112 North Avenue	314	2	Yes	1920	early 20th century	North Avenue
114 North Avenue	314	3	Yes	1925	early 20th century	North Avenue

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
120 North Avenue	314	4	Yes	1923	early 20th century	North Avenue
122-24 North Avenue	314	5	Yes	1885	late 19th century	North Avenue
126-28 North Avenue	314	6	Yes	1885	late 19th century	North Avenue
130-32 North Avenue	314	7	Yes	1885	late 19th century	North Avenue
134-36 North Avenue	314	8	Yes	1885	late 19th century	North Avenue
138-44 North Avenue	314	9	Yes	1885	late 19th century	North Avenue
146-52 North Avenue	314	10	Yes	1895	late 19th century	North Avenue
154-214 North Avenue	401	6	Yes	2001	Renaissance	State & National Registers Plainfield Railroad Station
165-69 North Avenue	313	14	Yes	----	vacant	North Avenue
171-75 North Avenue	313	13	Yes	1890	Romanesque	North Avenue
177-85 North Avenue	313	12	Yes	c. 1900	Romanesque	North Avenue
187-91 North Avenue	313	11	No	----	vacant	North Avenue
193-95 North Avenue	313	10	Yes	1917	Romanesque	North Avenue
197-209 North Avenue	313	9	Yes	1895	Romanesque	North Avenue
211-15 North Avenue	313	8	Yes	1880	Romanesque	North Avenue
200-12 Park Avenue	245	7.01	Yes	1926	Neoclassical Revival	North Avenue
201-09 Park Avenue	315	13	Yes	1886	Italianate	North Avenue
211-13 Park Avenue	315	12	Yes	1895	early 20th century	North Avenue
214-24 Park Avenue	245	7.02				North Avenue
215-23 Park Avenue	315	11	Yes	1916	Neoclassical Revival	North Avenue
226-32 Park Avenue	245	8	Yes	1909	early 20th Century	North Avenue
234-38 Park Avenue	245	9	Yes	1896	late 19th Century	North Avenue
240-46 Park Avenue	245	10	No	n/a	vacant parcel	North Avenue
525 Park Avenue	838	7	Yes	1905	Colonial Revival	Local Landmark Clawson House
714-20 Park Avenue	713	3	Yes	c. 1885	Romanesque	Van Wyck Brooks All Souls Unitarian Church
722-38 Park Avenue	713	5	Yes	1920		Van Wyck Brooks
723-33 Park Avenue	832	17	No	c. 1960	International	Crescent Area
800-04 Park Avenue	719	1	Yes	1966	Contemporary	Van Wyck Brooks Plainfield Public Library
801-07 Park Avenue	828	1	Yes	c. 1880	Second Empire	Crescent Area
806-24 Park Avenue	719	2	Yes	1966	Contemporary	Van Wyck Brooks Plainfield Public Library
815 Park Avenue	828	18	Yes	c. 1880	Italianate	Crescent Area
819 Park Avenue	828	16	Yes	c. 1880	Italianate	Crescent Area
R821 Park Avenue	828	17	Yes	------	vacant parcel	Crescent Area
823-25 Park Avenue	828	15	Yes	c. 1890	Colonial Revival	Crescent Area
829-33 Park Avenue	828	14	Yes	c. 1890	Colonial Revival	Crescent Area
900-14 Park Avenue	720	1	Yes (Key)	1881	Queen Anne	Van Wyck Brooks
1300 Prospect Avenue	811	1	Yes	1904	Colonial Revival	Hillside Avenue
911-15 Putnam Avenue	641	16	Yes	c.1900	Queen Anne	Putnam Watchung
912-14 Putnam Avenue	642	1	Yes	c. 1880	Italianate	Putnam Watchung
916 Putnam Avenue	642	2	Yes	c. 1880	Italianate	Putnam Watchung

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
917 Putnam Avenue	641	15	Yes	c.1920	Colonial Revival	Putnam Watchung
921 Putnam Avenue	641	14	Yes	2003	Colonial Revival	Putnam Watchung
922 Putnam Avenue	642	3	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
926-28 Putnam Avenue	642	4	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
929 Putnam Avenue	641	13	Yes	1927	Vernacular	Putnam Watchung
930-32 Putnam Avenue	642	5	Yes	c. 1880	Italianate	Putnam Watchung
1000-02 Putnam Avenue	639	1	Yes	c. 1880	Italianate	Putnam Watchung
1001-05 Putnam Avenue	640	24	Yes	c. 1880	Queen Anne	Putnam Watchung
1004 Putnam Avenue	639	2	Yes	c. 1880	Italianate	Putnam Watchung
1007-11 Putnam Avenue	640	23	Yes	c.1875	Second Empire	Putnam Watchung
1008 Putnam Avenue	639	3	Yes	c. 1880	Queen Anne	Putnam Watchung
1012-14 Putnam Avenue	639	4	Yes	c. 1880	Italianate	Putnam Watchung
1015 Putnam Avenue	640	22	Yes	1910	Shingle	Putnam Watchung
1016-18 Putnam Avenue	639	5	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
1017-21 Putnam Avenue	640	21	Yes	c.1905	Colonial Revival	Putnam Watchung
1023 Putnam Avenue	640	20	Yes	1900-10	Shingle	Putnam Watchung
1100-02 Putnam Avenue	638	1	Yes	c. 1880	Italianate	Putnam Watchung
1101-05 Putnam Avenue	637	29	Yes	c.1875	Second Empire	Putnam Watchung
1104-06 Putnam Avenue	638	2	Yes	c. 1880	Queen Anne	Putnam Watchung
1107-11 Putnam Avenue	637	28	Yes	1905	Colonial Revival	Putnam Watchung
1108 Putnam Avenue	638	3	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
1112 Putnam Avenue	638	4	Yes	c. 1880	Italianate	Putnam Watchung
1113-15 Putnam Avenue	637	27	Yes	c. 1880	Queen Anne	Putnam Watchung
1116 Putnam Avenue	638	5	Yes	1920	Tudor Revival	Putnam Watchung
1119 Putnam Avenue	637	26	Yes	1922	Colonial Revival	Putnam Watchung
1120 Putnam Avenue	638	6	Yes	c. 1880	Tudor Revival	Putnam Watchung
1121-27 Putnam Avenue	637	25	Yes	c.1875	Second Empire	Putnam Watchung
1203 Putnam Avenue	636	25	Yes	c. 1880	Queen Anne	Putnam Watchung
1208 Putnam Avenue	635	1	No	1957	Ranch	Putnam Watchung
1211 Putnam Avenue	636	24	Yes	c. 1880	Queen Anne	Putnam Watchung
1213-15 Putnam Avenue	636	23	Yes	c.1875	Second Empire	Putnam Watchung
1214 Putnam Avenue	635	2	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
1216 Putnam Avenue	635	3	Yes	1900-10	Colonial Revival	Putnam Watchung
1217-21 Putnam Avenue	636	22	Yes	c.1875	Second Empire	Putnam Watchung
1222-28 Putnam Avenue	634	1	Yes	c.1875	Second Empire	Putnam Watchung
212 Randolph Road	757	9	No	c. 1950	Split-level	Van Wyck Brooks
222 Randolph Road	757	10	No	c. 1950	Split-level	Van Wyck Brooks
414 Randolph Road	755	10	Yes	c. 1890	Shingle	Van Wyck Brooks
1366 Randolph Road	13	40	Yes	1700s	vernacular farmhouse	Local Landmark Fitz-Randolph House
609 Ravine Road	906	8	No	1960	Split-Level	Netherwood Heights
618-22 Ravine Road	903	38	No	1975	Ranch	Netherwood Heights
625 Ravine Road	906	7	No	1960	Bi-level	Netherwood Heights
653-61 Ravine Road	907	5	Yes	c. 1855	Gothic Revival	Netherwood Heights
700-08 Ravine Road	904	1	No	1975	Colonial Revival	Netherwood Heights
701 Ravine Road	908	13	Yes	1900-25	Period Revival	Netherwood Heights

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
705 Ravine Road	908	12	Yes	1900-25	Colonial Revival	Netherwood Heights
711 Ravine Road	908	11	Yes	1907	Colonial Revival	Netherwood Heights
712 Ravine Road	904	2	No	1961	Split-Level	Netherwood Heights
715 Ravine Road	908	10	Yes	1910	Colonial Revival	Netherwood Heights
724-30 Ravine Road	904	3	Yes	1915	Shingle	Netherwood Heights
733-43 Ravine Road	936	1	Yes	1924	Period Revival	Netherwood Heights
736 Ravine Road	904	4	Yes	1915	Colonial Revival	Netherwood Heights
742 Ravine Road	904	5	No	1970	Bi-level	Netherwood Heights
760 Ravine Road	904	6	No	1970	Bi-level	Netherwood Heights
812-14 Richmond Street	642	6	Yes	c. 1880	Vernacular	Putnam Watchung
813-15 Richmond Street	639	26	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
816 Richmond Street	642	7	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
817-19 Richmond Street	639	25	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
820 Richmond Street	642	8	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
821-23 Richmond Street	639	24	No	1968	Ranch	Putnam Watchung
822 Richmond Street	642	9	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
824-26 Richmond Street	642	10	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
825-27 Richmond Street	639	23	No	c. 1880	Victorian Vernacular	Putnam Watchung
828-30 Richmond Street	642	11	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
829-31 Richmond Street	639	22	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
833 Richmond Street	639	21	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
834 Richmond Street	642	12	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
837 Richmond Street	639	20	No	c. 1880	Victorian Vernacular	Putnam Watchung
838 Richmond Street	642	13	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
840-44 Richmond Street	642	14	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
841-43 Richmond Street	639	19	No	1880	Victorian Vernacular	Putnam Watchung
845-47 Richmond Street	639	18	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
846-48 Richmond Street	642	15	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
808-12 Second Place	829	4	Yes	c. 1880	Italianate	Crescent Area
814 Second Place	829	5	Yes	c. 1890	Second Empire	Crescent Area
815 Second Place	830	16	Yes	c. 1890	Italianate	Crescent Area
817 Second Place	830	15	Yes	c. 1880	Second Empire	Crescent Area
818-20 Second Place	829	6	Yes	c. 1890	Second Empire	Crescent Area
821-23 Second Place	830	14	Yes	c. 1880	Victorian Eclectic	Crescent Area
822 Second Place	829	7	Yes	c. 1890	Italianate	Crescent Area
824 Second Place	829	8	Yes	c. 1890	Italianate	Crescent Area
825 Second Place	830	13	Yes	c. 1890	Italianate	Crescent Area
826-28 Second Place	829	9	Yes	c. 1890	Italianate	Crescent Area
829-31 Second Place	830	12	Yes	c. 1910	Colonial Revival	Crescent Area
833-39 Second Place	830	11	Yes	c. 1880	Italianate	Crescent Area
1015 South Avenue	645	27	Yes	1926	Mission Revival	State & National Register Engine Station 4
1023-39 South Avenue	401	2	Yes	1900	Romanesque	State & National Registers Netherwood RR Station
222 Stelle Avenue	758	20	Yes	1912	Colonial Revival	Van Wyck Brooks

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
300-06 Stelle Avenue	759	12	No	1952	Ranch	Van Wyck Brooks
305 Stelle Avenue	756	9	Yes	1909	Tudor Revival	Van Wyck Brooks
315 Stelle Avenue	756	8	Yes	1910	Colonial Revival	Van Wyck Brooks
412-16 Stelle Avenue	760	16	No	1963	Ranch	Van Wyck Brooks
417 Stelle Avenue	755	4	Yes	c. 1880	Romanesque	Van Wyck Brooks
419-23 Stelle Avenue	755	3	No	1961	Contemporary	Van Wyck Brooks
420 Stelle Avenue	760	17	Yes	1911	Colonial Revival	Van Wyck Brooks
429 Stelle Avenue	755	2.01	Yes	c. 1905	Colonial Revival	Van Wyck Brooks
432 Stelle Avenue	760	18	Yes	1922	Colonial Revival	Van Wyck Brooks
443 Stelle Avenue	755	1.01	Yes	1895	Queen Anne	Van Wyck Brooks
444 Stelle Avenue	760	19	Yes	1906	Colonial Revival	Van Wyck Brooks
500 Stelle Avenue	761	12	Yes	1898	Colonial Revival	Van Wyck Brooks
501 Stelle Avenue	754	6	Yes	c. 1900	Shingle	Van Wyck Brooks
512 Stelle Avenue	761	13	Yes	c. 1890	Queen Anne	Van Wyck Brooks
518-22 Stelle Avenue	761	14	Yes	1904	Colonial Revival	Van Wyck Brooks
524 Stelle Avenue	761	15	Yes	c. 1890	Shingle	Van Wyck Brooks
806 Third Place	828	3	Yes	c. 1880	Italian Villa	Crescent Area
808-10 Third Place	828	4	Yes	c. 1875	Gothic Revival	Crescent Area
811 Third Place	829	19	Yes	c. 1880	Italianate	Crescent Area
815 Third Place	829	18	Yes	c. 1935	Colonial Revival	Crescent Area
816 Third Place	828	5	Yes	c. 1880	Victorian Vernacular	Crescent Area
819 Third Place	829	17	Yes	c. 1880	Eclectic Victorian	Crescent Area
820 Third Place	828	6	Yes	c. 1880	Italianate / Stick	Crescent Area
821 Third Place	829	16	Yes	c. 1880	Colonial Revival	Crescent Area
824-26 Third Place	828	7	Yes	c. 1880	Second Empire	Crescent Area
825 Third Place	829	15	Yes	c. 1890	Italianate	Crescent Area
827-31 Third Place	829	14	Yes	c. 1880	Italianate	Crescent Area
201-21 Watchung Avenue	312	4	Yes	1917	Neoclassical Revival	North Avenue Plainfield Post Office
223-33 Watchung Avenue	312	3	Yes	1788	Colonial	North Avenue Friends Meeting House
508-10 Watchung Avenue	835	3	Yes	1928	Jacobethan Revival	Civic Plainfield City Hall Annex
512-24 Watchung Avenue	835	4	Yes	1923	Neoclassical	Civic Plainfield Area YMCA
515 Watchung Avenue	604	8	Yes	1919	Georgian Revival	Civic (Plainfield City Hall)
703 Watchung Avenue	643	1	Yes	c. 1870	Second Empire	Crescent Area
711-13 Watchung Avenue	643	20	Yes	------	vacant parcel	Crescent Area
715-17 Watchung Avenue	643	19	Yes	c. 1895	Queen Anne	Crescent Area
721 Watchung Avenue	643	18	Yes	c. 1880	Italianate	Crescent Area
722-24 Watchung Avenue	831	2	Yes	c. 1890	Italian Villa	Crescent Area
726-28 Watchung Avenue	831	3	Yes	c. 1880	Gothic Revival	Crescent Area
727 Watchung Avenue	643	17	Yes	c. 1880	Second Empire	Crescent Area
730-32 Watchung Avenue	831	4	Yes	c. 1880	Gothic Revival	Crescent Area

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
733 Watchung Avenue	643	16	Yes	c. 1880	Italianate	Crescent Area
734-36 Watchung Avenue	831	5	Yes	c. 1890	Second Empire	Crescent Area
737-41 Watchung Avenue	643	15	Yes	c. 1880	Italianate	Crescent Area
738-42 Watchung Avenue	831	6	Yes	c. 1875	Italianate	Crescent Area
743-47 Watchung Avenue	643	14	Yes	c. 1895	Italian Villa	Crescent Area
744-50 Watchung Avenue	831	7	Yes	c. 1925	English Tudor	Crescent Area
900-06 Watchung Avenue	824	30	Yes	c. 1890	Second Empire	Crescent Area
901-09 Watchung Avenue	642	22	Yes	c. 1920	Colonial Revival	Crescent Area
911 Watchung Avenue	642	21	Yes	c.1910	Colonial Revival	Putnam Watchung
917 Watchung Avenue	642	20	Yes	c. 1880	Italianate	Putnam Watchung
921-23 Watchung Avenue	642	19	Yes	c. 1880	Italianate	Putnam Watchung
925 Watchung Avenue	642	18	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
929 Watchung Avenue	642	17	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
933 Watchung Avenue	642	16	Yes	c. 1880	Italianate	Putnam Watchung
1001-05 Watchung Avenue	639	17	Yes	c. 1880	Italianate	Putnam Watchung
1007 Watchung Avenue	639	16	Yes	c. 1880	Queen Anne	Putnam Watchung
1013-17 Watchung Avenue	639	15	Yes	c. 1880	Queen Anne	Putnam Watchung
1019-27 Watchung Avenue	639	14	Yes	c. 1880	Italianate	Putnam Watchung
1101-17 Watchung Avenue	638	10	Yes	1947	Colonial Revival	Putnam Watchung
1112 Watchung Avenue	822	22	Yes	1912	Colonial Revival	Putnam Watchung
1122-32 Watchung Avenue	822	1	Yes	c. 1880	Queen Anne	Putnam Watchung
1127 Watchung Avenue	638	9	Yes	1902	Colonial Revival	Putnam Watchung
1200-06 Watchung Avenue	821	23	Yes	c. 1880	Queen Anne	Putnam Watchung
1208 Watchung Avenue	821	24	Yes	1899	Shingle	Putnam Watchung
1209 Watchung Avenue	635	13	Yes	1910	Period Revival	Putnam Watchung
1213-17 Watchung Avenue	635	12	Yes	1910	Period Revival	Putnam Watchung
1216 Watchung Avenue	821	25	Yes	1899	Shingle	Putnam Watchung
1220-24 Watchung Avenue	821	26	Yes	c. 1880	Stick	Putnam Watchung
1225 Watchung Avenue	635	11	No	1957	Bi-level	Putnam Watchung
1228 Watchung Avenue	821	27	Yes	1917	Colonial Revival	Putnam Watchung
1233 Watchung Avenue	634	11	Yes	1897	Colonial Revival	Putnam Watchung
1234 Watchung Avenue	821	1	Yes	c. 1915	Mission / Craftsman	Hillside Avenue
1235 Watchung Avenue	634	10	Yes	1895-98	Shingle	Putnam Watchung
1239 Watchung Avenue	634	9	Yes	c. 1905	Shingle	Hillside Avenue
1301-09 Watchung Avenue	630	21	Yes	c. 1880	Victorian Vernacular	Hillside Avenue
1308-10 Watchung Avenue	814	2	Yes	c. 1875	Second Empire	Broadway
1311-15 Watchung Avenue	630	20	Yes	1932	Colonial Revival	Broadway
1314 Watchung Avenue	814	3	Yes	1909	Colonial Revival	Broadway
1320 Watchung Avenue	814	4	Yes	1909	Shingle	Broadway
1325 Watchung Avenue	630	14	Yes	1933	Dutch Colonial	Broadway
1326 Watchung Avenue	814	5	Yes	early 19th c.	Vernacular L-Plan	Broadway
1328-32 Watchung Avenue	814	6	Yes	c.1870	Italianate	Broadway
1333 Watchung Avenue	630	13	Yes	1931	Colonial Revival	Broadway

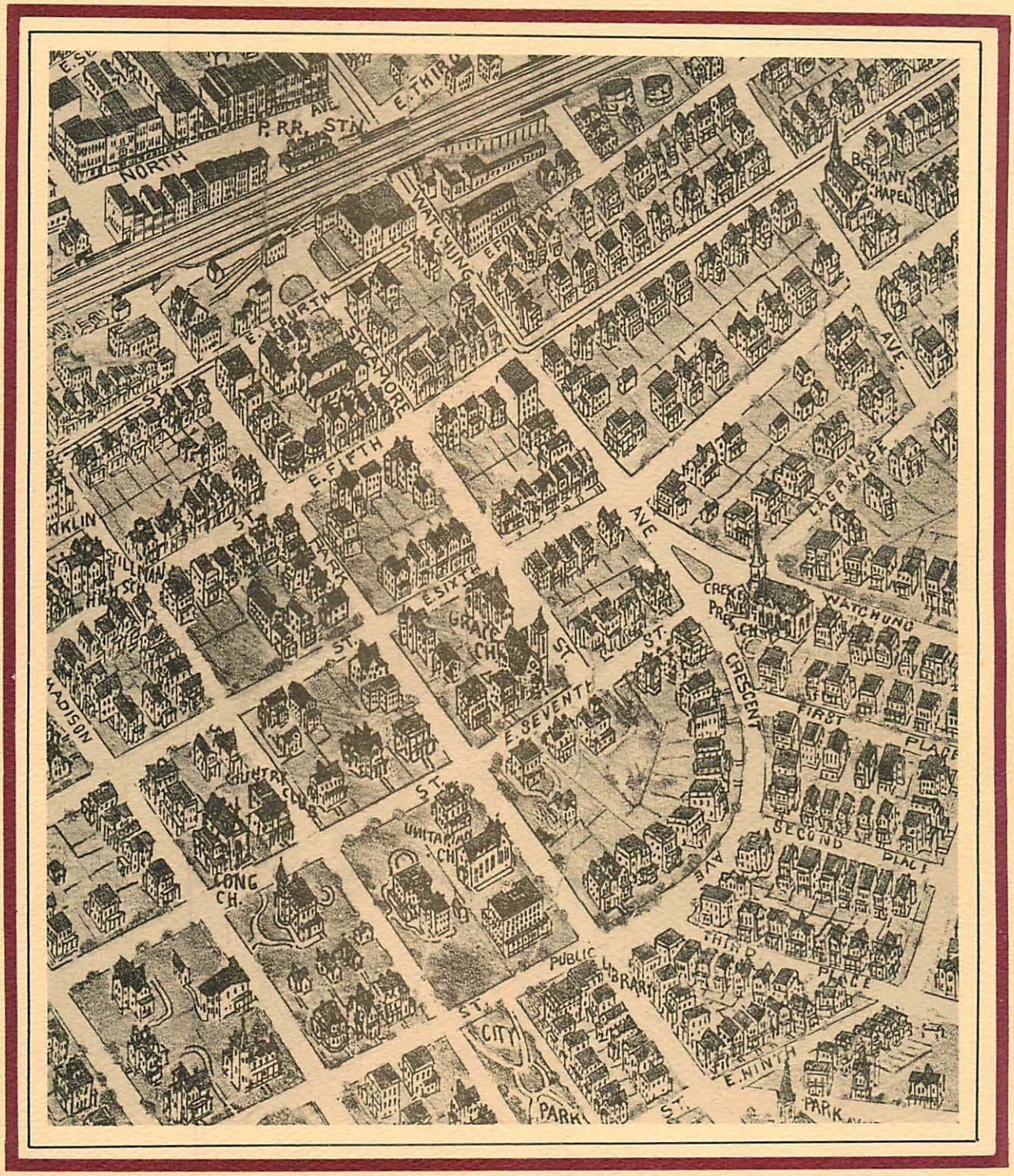
Street Address	Block	Lot	Contributing?	Year	Style	Historic District
1334 Watchung Avenue	814	7	Yes	1875	Victorian Vernacular	Broadway
1338-42 Watchung Avenue	814	8	Yes	1906	Tudor Revival	Broadway
1339 Watchung Avenue	630	12	Yes	1900-10	Colonial Revival	Broadway
1345 Watchung Avenue	630	11	Yes	1900-10	Colonial Revival	Broadway
1346 Watchung Avenue	814	9	Yes	1909	Shingle	Broadway
1347-49 Watchung Avenue	630	10	Yes	1900-10	Colonial Revival	Broadway
1353 Watchung Avenue	630	9	Yes	1908	Shingle	Broadway
1402-04 Watchung Avenue	813	1	Yes	1895	Shingle	Broadway
1405 Watchung Avenue	630	8	Yes	1900-10	Shingle	Broadway
1406 Watchung Avenue	813	2	Yes	c. 1900	Shingle	Broadway
1414 Watchung Avenue	813	3	Yes	c. 1910	Craftsman	Broadway
1415 Watchung Avenue	630	7	Yes	1900-10	Shingle	Broadway
1416 Watchung Avenue	813	4	Yes	1910	Craftsman	Broadway
1423 Watchung Avenue	630	6	Yes	1898	Colonial Revival	Broadway
1517 Watchung Avenue	901	5	No	1960	Ranch	Netherwood Heights
810 Webster Place	635	4	No	1952	Cape Cod	Putnam Watchung
813 Webster Place	634	14	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
814-16 Webster Place	635	5	Yes	c. 1890	Victorian Vernacular	Putnam Watchung
817 Webster Place	634	13	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
818-20 Webster Place	635	6	Yes	c. 1890	Victorian Vernacular	Putnam Watchung
821 Webster Place	634	12	Yes	c. 1880	Victorian Vernacular	Putnam Watchung
822 Webster Place	635	7	Yes	c. 1890	Victorian Vernacular	Putnam Watchung
824-828 Webster Place	635	8	No	1971	Bi-level	Putnam Watchung
832 Webster Place	635	9	No	c. 1890	Victorian Vernacular	Putnam Watchung
836 Webster Place	635	10	No	1955	Split-Level	Putnam Watchung
20-36 West End Avenue	230	72	Yes	------	Green Brook Park	Green Brook Park
21-37 West End Avenue	223	1	Yes	------	Green Brook Park	Green Brook Park
113-31 West Eighth Street	718	1	Yes	------	Library Park	Van Wyck Brooks
114-18 West Eighth Street	713	6	Yes	1911	Shingle	Van Wyck Brooks
120-22 West Eighth Street	713	7	Yes	1911	Foursquare	Van Wyck Brooks
124-26 West Eighth Street	713	8	Yes	1911	Foursquare	Van Wyck Brooks
128-34 West Eighth Street	713	9	Yes	1902	Shingle	Van Wyck Brooks
200-06 West Eighth Street	714	9	Yes	c. 1880	Queen Anne	Van Wyck Brooks
201-23 West Eighth Street	717	1	Yes	1908	Colonial Revival	Van Wyck Brooks
208-12 West Eighth Street	714	10	Yes	c. 1880	Queen Anne	Van Wyck Brooks
214-20 West Eighth Street	714	11	Yes	1893	Queen Anne	Van Wyck Brooks
300-02 West Eighth Street	715	5	Yes	c. 1900	Shingle	Van Wyck Brooks
301-07 West Eighth Street	716	3	Yes	c. 1870	Second Empire	Van Wyck Brooks
304-10 West Eighth Street	715	6	Yes (Key)	1893	Queen Anne	Van Wyck Brooks
309-15 West Eighth Street	716	2	No	1962	Contemporary	Van Wyck Brooks
317-23 West Eighth Street	716	1	Yes	c. 1880	Stick / Queen Anne	Van Wyck Brooks
400-10 West Eighth Street	764	7	Yes	c. 1870	Italian Villa	Van Wyck Brooks
412-18 West Eighth Street	764	8	Yes	c. 1880	Victorian Vernacular	Van Wyck Brooks
413-19 West Eighth Street	760	4	Yes	----	vacant parcel	Van Wyck Brooks

Street Address	Block	Lot	Contributing?	Year	Style	Historic District
420-28 West Eighth Street	764	9	Yes	c. 1870	Second Empire	Van Wyck Brooks
421-27 West Eighth Street	760	3	Yes	1913	Tudor Revival	Van Wyck Brooks
429-35 West Eighth Street	760	2	Yes	1925	Colonial Revival	Van Wyck Brooks
430-44 West Eighth Street	764	10	Yes	c. 1870	Italian Villa	Van Wyck Brooks
437-45 West Eighth Street	760	1	No	1953	Ranch	Van Wyck Brooks
446-52 West Eighth Street	763	4	Yes (Key)	1893	Romanesque	Van Wyck Brooks
505 West Eighth Street	761	6	Yes	c. 1890	Shingle	Van Wyck Brooks
506 West Eighth Street	762	4	Yes	c. 1895	Eclectic Victorian	Van Wyck Brooks
512 West Eighth Street	762	5	Yes	1899	Tudor	Van Wyck Brooks
515 West Eighth Street	761	5	No	1953	Contemporary Split	Van Wyck Brooks
517-25 West Eighth Street	761	4	Yes	1927	Colonial Revival	Van Wyck Brooks
520-30 West Eighth Street	762	6	Yes	1980	Tudor	Van Wyck Brooks
531 West Eighth Street	761	3	Yes	c. 1880	Queen Anne	Van Wyck Brooks
535 West Eighth Street	761	2	Yes	1928	Georgian Revival	Van Wyck Brooks
543-73 West Eighth Street	761	1	Yes (Key)	1893	Colonial Revival	Van Wyck Brooks
544 West Eighth Street	762	7	Yes	1950	Ranch	Van Wyck Brooks
564-608 West Front Street	234	15	Yes			State/National Landmark Nathaniel Drake House
203 West Ninth Street	758	35	Yes	c. 1875	Second Empire	Van Wyck Brooks
205 West Ninth Street	758	34	Yes	c. 1900	Shingle	Van Wyck Brooks
313-15 West Ninth Street	759	22	No	c. 1950	Ranch	Van Wyck Brooks
317-23 West Ninth Street	759	21	No	c. 1950	Contemporary Split	Van Wyck Brooks
209 West Second Street	245	3	Yes	1855	Greek Revival	Local Landmark Titsworth-Sutphen House
500-22 West Sixth Street	768	13	Yes	1900	Gothic	State/National Landmark St. Mary's Catholic Church
1170-74 Woodland Avenue	12	23	Yes	1850s	Vernacular farmhouse	Local Landmark

APPENDIX B.

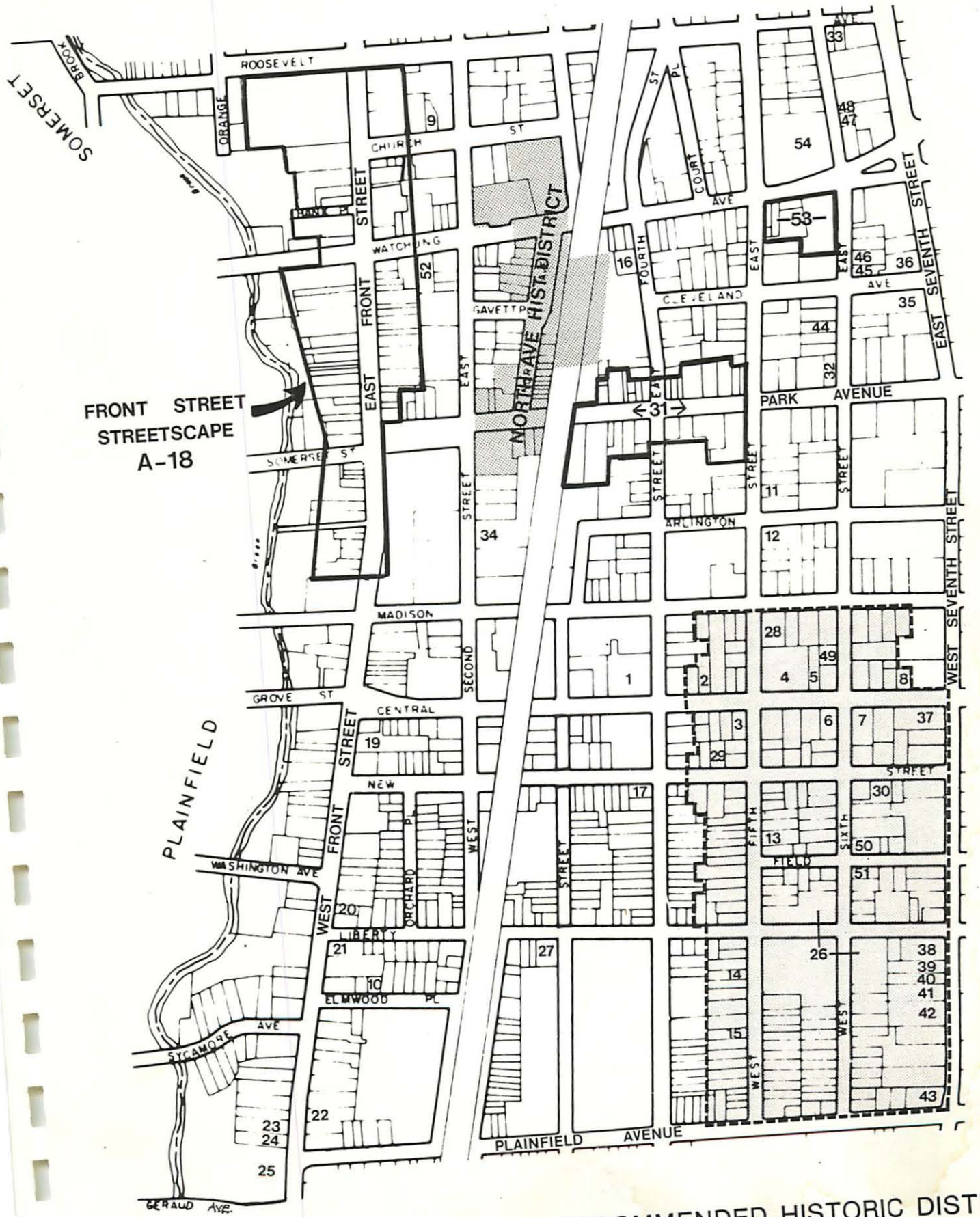
1985 Survey of Historic Building Resources List

CITY of PLAINFIELD



SURVEY of HISTORIC BUILDING RESOURCES

AREA A



SHADED OUTLINED AREA = RECOMMENDED HISTORIC DISTRICT

SURVEY AREA A

NOTE: Property names, when given, refer to the historic name of the site.

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-A-1	Plainfield Fire Dept. 315 Central Avenue	416/2	Y
2012-A-2	411 Central Avenue	306/14	D
2012-A-3	424 Central Avenue	309/8	D
2012-A-4	Plainfield Seventh Day Baptist Church 501 Central Avenue	307/1	D (Y)
2012-A-5	517 Central Avenue	307/8	D (Y)
2012-A-6	520 Central Avenue	310/6	D
2012-A-7	610 Central Avenue	311/3	D
2012-A-8	615 Central Avenue	308/8	D
2012-A-9	119-123 Church Street	108/6	N
2012-A-10	111 Elmwood Place	425/21	Y
2012-A-11	121 West Fifth Street	301/2	N
2012-A-12	203 West Fifth Street	304/3	N
2012-A-13	431-433 West Fifth Street	313/2	D
2012-A-14	512 West Fifth Street	315/20	D
2012-A-15	530 West Fifth Street	315/25	D
2012-A-16	149 East Fourth Street	280/6	Y
2012-A-17	420 West Fourth Street	418/19	N
2012-A-18	Front Street Commercial Streetscape (100-200 blk. East Front; 100-200 blk. West Front)	MULTIPLE	N
2012-A-19	L.L. Manning and Son 405 West Front Street	411/2	N
2012-A-20	473 West Front Street	422/2	N
2012-A-21	501 West Front Street	425/6	Y

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-A-22	543 West Front Street	426/3	Y
2012-A-23	556 West Front Street	424/13	Y
2012-A-24	560 West Front Street	424/14	Y
2012-A-25	Drake House 564 West Front Street	424/15	Y (NR 1971)
2012-A-26	St. Mary's Church Complex Liberty Street at West Sixth Street	316/13 313/10 351/12	Y (NR 1985)
2012-A-27	Mt. Olive Baptist Church 212-218 Liberty Street	427/20	N
2012-A-28	Plainfield Seventh Day Baptist Church/Plainfield Board of Education 504 Madison Avenue	307/2	D (Y)
2012-A-29	413 New Street	309/11	D
2012-A-30	606-614 New Street	355/5	D
2012-A-31	Park Avenue Commercial Streetscape (300-400 blocks)	MULTIPLE	N
2012-A-32	525 Park Avenue	283/7	Y
2012-A-33	602 and 604 Roosevelt Avenue	203/1-2	N
2012-A-34	209 West Second Street	403/3	N
2012-A-35	Grace Episcopal Church 123-127 East Seventh Street	285/1	Y
2012-A-36	139 East Seventh Street	286/5	Y
2012-A-37	404 West Seventh Street	311/4	D (Y)
2012-A-38	500 West Seventh Street	351/14	D
2012-A-39	506 West Seventh Street	351/15	D
2012-A-40	510 West Seventh Street	351/16	D
2012-A-41	514 West Seventh Street	351/17	D
2012-A-42	520 West Seventh Street	351/18	D
2012-A-43	542 West Seventh Street	351/21	D

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-A-44	119 East Sixth Street	283/4	N
2012-A-45	134 East Sixth Street	286/6	N
2012-A-46	138 East Sixth Street	286/7	N
2012-A-47	216 East Sixth Street	203/10	N
2012-A-48	218 East Sixth Street	203/11	N
2012-A-49	316 West Sixth Street	307/6	D
2012-A-50	437-439 West Sixth Street	355/1	D
2012-A-51	441-447 West Sixth Street	353/5	D
2012-A-52	116 Watchung Avenue	101/20	N
2012-A-53	Watchung Avenue Commercial Streetscape (500 block)	MULTIPLE	N
2012-A-54	Plainfield City Hall 515 Watchung Avenue	202/8	Y

PROPERTIES INCLUDED IN THE NORTH AVENUE HISTORIC DISTRICT

Below is a list of those properties in Area A which are part of the North Avenue Historic District, listed on the State and National Registers of Historic Places in 1984. The North Avenue District is also a certified local historic district under Plainfield's Historic Preservation Ordinance (1981; amended 1985). Consequently the district was not included in the present inventory.

Address		Block	Lot
100 - 106	North Avenue	103	1
107 - 115	"	102	10
108 - 110	"	103	2
112	"	103	3
114 - 116	"	103	4
117 - 125	"	102	2A
118 - 120	"	103	5
122 - 124	"	103	6
126 - 128	"	103	7
130 - 132	"	103	8
134 - 136	"	103	9
138 - 44	"	103	10
146 - 52	"	103	11
Depot Park	RR Station (eastbound)	280	6
154 - 214	RR Station (westbound)	103	12
169	"	104	16
171 - 175	"	104	15
177 - 185	"	104	13-14
187 - 91	"	104	12
193 - 195	"	104	11
197 - 205	"	104	10
207 - 209	"	104	9
211 - 215	"	104	8
200 - 224	Park Avenue	403	7
201 - 209	"	102	13
211	"	102	12
212 - 216	"	403	7
211	"	102	11
226 - 232	"	403	8
234 - 238	"	403	9
240 - 246	"	403	10
201 - 221	Watchung Avenue	107	4
218	"	104	8
225	"	107	3

PROPERTIES INCLUDED IN THE CRESCENT AREA HISTORIC DISTRICT

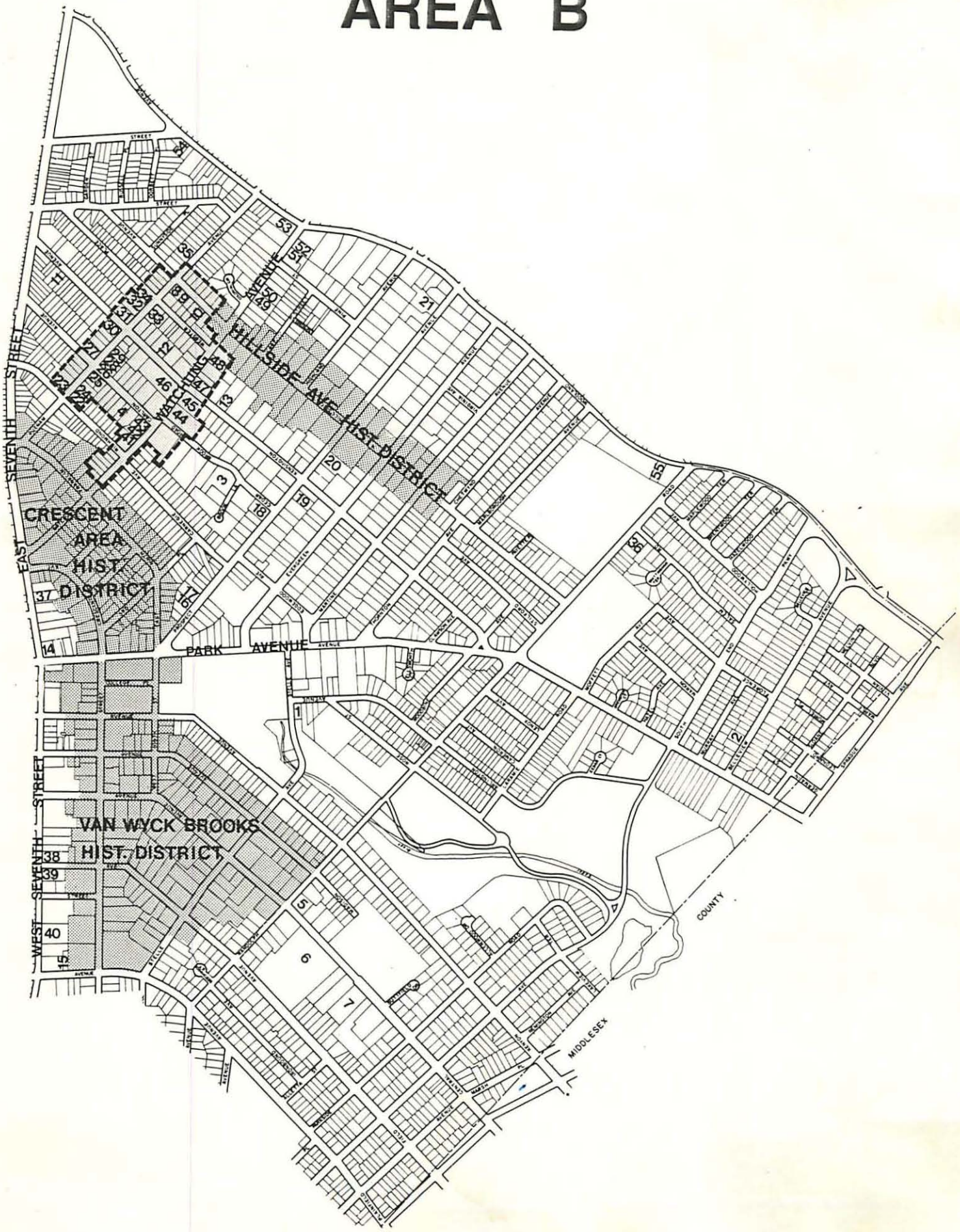
Below is a list of those properties in Area B which are part of the Crescent Area Historic District, listed on the State and National Registers of Historic Places in 1980. The Crescent Area District is also a certified local historic district under Plainfield's Historic Preservation Ordinance (1981; amended 1985). Consequently the district was not included in the present inventory.

Address		Block	Lot
100 - 105	Crescent Avenue	288	19
106 - 108	"	289	2
107	"	288	18
110 - 112	"	290	1
113	"	288	17
114	"	290	2
116 - 122	"	290	3
117	"	288	15
126	"	291	1
131	"	288	14
134	"	291	2
136 - 140	"	291	3
137	"	288	13
143	"	288	12
144	"	292	1
149	"	288	11
155	"	288	10
157 - 159	"	288	9
161	"	288	8
811	First Place	292	15
813 - 815	"	292	14 & 4.1
816 - 818	"	291	4
817 - 819	"	292	13
820 - 822	"	291	5
821 - 823	"	292	12
824 - 826	"	291	5A
825	"	292	11
828 - 830	"	291	6
829	"	292	10
307 - 309	Franklin Place	208	15
310 - 314	"	212	23
311 - 315	"	208	12
316 - 326	"	212	24
317 - 321	"	208	13
322 - 324	"	212	25
323 - 327	"	208	14
328 - 330	"	212	26
329 - 331	"	208	11
332 - 334	"	212	27
333 - 341	"	208	9
336 - 338	"	212	28
340 - 344	"	212	29
346 - 350	"	212	30
400	"	211	1

Address		Block	Lot
100 - 116	East Ninth Street	294	26
109 - 111	"	289	13
117	"	289	12
122	"	294	1
123	"	289	11
124	"	294	2
125 - 129	"	289	10
131 - 137	"	289	9
132	"	294	3
136	"	294	4
139 - 143	"	289	8
140	"	294	5
144	"	294	6
201 - 203	"	290	13
202	"	293	17
205 - 207	"	290	12
206	"	293	18
209	"	290	11
210	"	293	19
213 - 217	"	290	10
214	"	293	20
218	"	293	21
220 - 222	"	293	22
224 - 226	"	293	23
227 - 229	"	291	9
228 - 232	"	293	24
231	"	291	8
234	"	293	25
236	"	293	26
237	"	291	7
238 - 240	"	293	27
241 - 245	"	292	9
244	"	293	28
247	"	292	8
248	"	293	28
805	Park Avenue	289	1
815	"	289	17
819	"	289	16
825	"	289	15
829	"	289	14
808 - 812	Second Place	290	4
814 - 816	"	290	5
815	"	291	15
817 - 819	"	291	14
818 - 820	"	290	6
821 - 823	"	291	13
822	"	290	7
824	"	290	8
825 - 827	"	291	12
826 - 828	"	290	9
829 - 831	"	291	11
833 - 839	"	291	10

Address		Block	Lot
208 - 214	E. Seventh Street	208	22
210 - 214	"	208	2
222 - 224	"	208	4
226 - 232	"	208	5
234 - 310	"	208	6
312 - 314	"	208	7
316 - 318	"	208	8
320	"	208	9
804 - 806	Third Place	289	3
808 - 810	"	289	4
811	"	290	19
812 - 818	"	289	5
815	"	290	18
817	"	290	17
820	"	289	6
821	"	290	16
824	"	289	7
825	"	290	15
827 - 831	"	290	14
703	Watchung Avenue	292	1
711 - 713	"	208	22
715	"	208	21
719 - 723	"	208	20
722 - 724	"	292	2
725 - 729	"	208	19
726 - 728	"	292	3
730 - 732	"	292	4
731 - 735	"	208	18
734	"	292	5
737 - 741	"	208	17
738 - 732	"	292	4
743 - 747	"	208	16
744 - 750	"	292	7
900 - 906	"	293	29
901 - 909	"	212	22

AREA B



OUTLINED AREA = RECOMMENDED HISTORIC DISTRICT

SURVEY AREA B

NOTE: Property names, when given, refer to the historic name of the site.

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-B-1	1002 Arlington Avenue	375/1	N
2012-B-2	1323 Belleview Avenue	2037/10	Y
2012-B-3	11 Brook Lane	2000/4	Y
2012-B-4	836 Carlton Avenue	217/11	D
2012-B-5	1001 Central Avenue	3018/39	Y
2012-B-6	1030 Central Avenue	3020/2	Y
2012-B-7	1060 Central Avenue	3020/5	Y
2012-B-8	800 Hillside Avenue	225/2	D
2012-B-9	810 Hillside Avenue	225/4	D
2012-B-10	824 Hillside Avenue	225/7	D
2012-B-11	726 Kensington Avenue	220/13	N
2012-B-12	829 Kensington Avenue	223/15	D
2012-B-13	925 Kensington Avenue	2002/21	Y
2012-B-14	701-709 Park Avenue	288/1	N
2012-B-15	715 Plainfield Avenue	352/7	N
2012-B-16	935 Prospect Avenue	294/23	Y
2012-B-17	943 Prospect Avenue	294/22	Y
2012-B-18	1101 Prospect Avenue	2000/10	N
2012-B-19	1128 Prospect Avenue	299/9	Y
2012-B-20	1218 Prospect Avenue	2003/3	Y
2012-B-21	1441 Prospect Avenue	2014/13	N
2012-B-22	1002 Putnam Avenue	217/1	D

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-B-23	1003 Putnam Avenue	216/24	D
2012-B-24	1004 Putnam Avenue	217/2	D
2012-B-25	1016 Putnam Avenue	217/5	D
2012-B-26	1100 Putnam Avenue	221/1	D
2012-B-27	1103 Putnam Avenue	220/29	D
2012-B-28	1104 Putnam Avenue	221/2	D
2012-B-29	1108 Putnam Avenue	221/3	D
2012-B-30	1121 Putnam Avenue	220/25	D
2012-B-31	1203 Putnam Avenue	222/24	D
2012-B-32	1213-1215 Putnam Avenue	222/22	D
2012-B-33	1214 Putnam Avenue	223/2	D
2012-B-34	1217-1221 Putnam Avenue	222/21	D
2012-B-35	1317 Putnam Avenue	227/10	N
2012-B-36	1366 Randolph Road	2032/44	Y
2012-B-37	144 East Seventh Street	288/6	N
2012-B-38	439 West Seventh Street	353/8	N
2012-B-39	445-451 West Seventh Street	354/2	N
2012-B-40	525 West Seventh Street	351/19	N
2012-B-41	1007 Watchung Avenue	217/15	D
2012-B-42	1015 Watchung Avenue	217/14	D
2012-B-43	1025 Watchung Avenue	217/13	D
2012-B-44	1110-1120 Watchung Avenue	2001/21	D
2012-B-45	1126 Watchung Avenue	2001/1	D
2012-B-46	1127 Watchung Avenue	221/9	D
2012-B-47	1200 Watchung Avenue	2002/23	D
2012-B-48	1220 Watchung Avenue	2002/26	D

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-B-49	1326 Watchung Avenue	2011/5	Y
2012-B-50	1328 Watchung Avenue	2011/6	N
2012-B-51	1406 Watchung Avenue	2013/2	N
2012-B-52	1414 Watchung Avenue	2013/3	N
2012-B-53	1423 Watchung Avenue	228/5	N
2012-B-54	750 Woodland Avenue	235/3	N
2012-B-55	1170 Woodland Avenue	2020/23	N

PROPERTIES INCLUDED IN THE VAN WYCK BROOKS HISTORIC DISTRICT

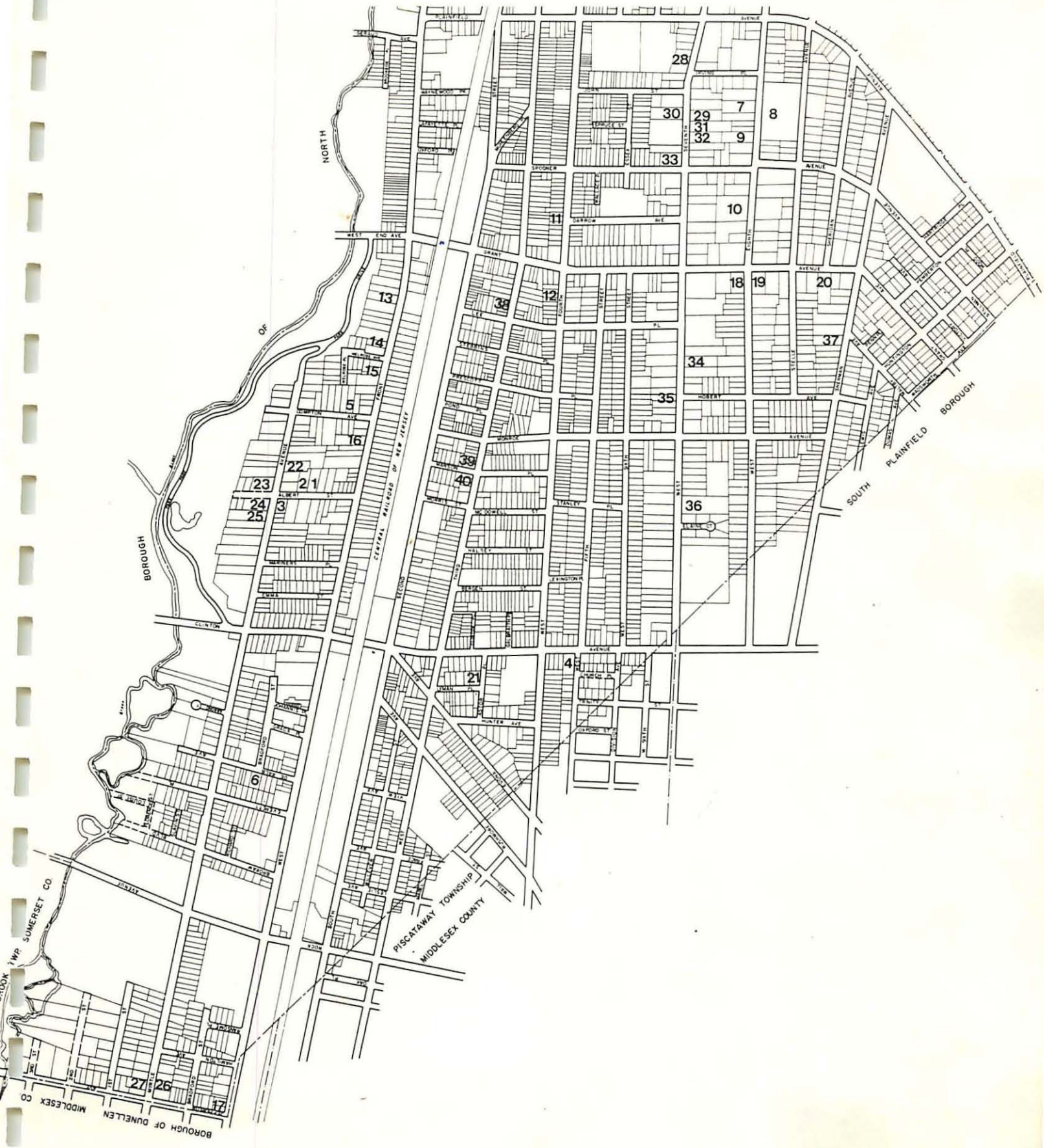
Below is a list of those properties in Area B which are part of the Van Wyck Brooks Historic District, listed on the State and National Registers of Historic Places in 1985. The Van Wyck Brooks District is also a certified local historic district under Plainfield's Historic Preservation Ordinance (1981; amended 1985). Completion of the district nomination to the National Register was part of the survey project.

Address		Block	Lot
724	Park Avenue	361	4
730	"	361	5
734	"	361	6
900	"	364	1
116	W. 8th Street	361	7
120	"	361	8
124	"	361	9
128	"	361	10
202	"	359	9
210	"	359	10
216	"	359	11
302	"	357	5
308	"	357	6
400	"	356	7
414	"	356	8
424	"	356	9
440	"	356	10
452	"	354	3
506	"	352	4
520	"	352	5
532	"	352	6
563	"	379	1
535	"	379	2
531	"	379	3
519	"	379	4
515	"	379	5
505	"	379	6
439	"	378	1
435	"	378	2
423	"	378	3
321	"	358	1
315	"	358	1A
303	"	358	2
209	"	360	1
100	"	362	1
717	Arlington Avenue	361	11
716	"	359	8
822	"	360	2
826	"	360	3
828	"	360	4
203	W. 9th Street	376	35
205	"	376	34
313	"	377	22
323	"	377	21

Address		Block	Lot
718	Madison Avenue	357	3
722	"	357	4
816	"	358	3
822	"	358	4
828	"	358	5
832	"	358	6
900	"	377	1
906	"	377	2
910	"	377	3
916	"	377	3
918	"	377	5
924	"	377	6
930	"	377	7
936	"	377	8
938	"	377	9
940	"	377	10
946	"	377	11
970	"	3021	1
978	"	3021	2
982	"	3021	3
823	"	360	7
827	"	360	6
831	"	360	5
901	"	376	33
909	"	376	32
915	"	376	31
917	"	376	30
919	"	376	29
921	"	376	28
925	"	376	27
929	"	376	26
935	"	376	25
939	"	376	24
943	"	376	23
947	"	376	21
951	"	376	21
957	"	3022	16
965	"	3022	15
967	"	3022	14
971	"	3022	13
977	"	3022	12
981	"	3022	11
983	"	3022	10
222	Randolph Road	3022	9
216	"	3022	9A
414	"	381	10
718	Central Avenue	356	6
804	"	378	5
810	"	378	6
818	"	378	7
824	"	378	8
900	"	378	9
912	"	378	10
922	"	378	11
930	"	378	12
940	"	378	13

Address		Block	Lot
946	"	378	14
966	"	381	5
972	"	381	6
980	"	381	7
990	"	381	8
996	"	381	9
999	"	3021	5
987	"	3021	6
981	"	3021	7
963	"	377	13
949	"	377	14
945	"	377	15
935	"	377	16
927	"	377	17
919	"	377	18
915	"	377	19
903	"	377	20
831	"	358	7
821	"	358	8
721	"	358	7
222	Stelle Avenue	376	20
308	"	377	12
406	"	378	15
412	"	378	16A
420	"	378	16
432	"	378	17
444	"	378	18
500	"	379	12
512	"	379	13
520	"	379	14
524	"	379	15
305	"	379	9
315	"	3021	8
417	Stelle Avenue	381	4
419	"	381	3
429	"	381	2
443	"	381	1
503	"	380	4
721	Field Avenue	356	11
815	"	378	24
819	"	378	23
825	"	378	22
835	"	378	21
841	"	378	20
845	"	378	19
828	"	379	7
834	"	379	8
840	"	379	9
846	"	379	10
854	"	379	11

AREA C


NORTH
BOROUGH
OF
SOUTH PLAINFIELD BOROUGH
PISCATAWAY TOWNSHIP
MIDDLESEX COUNTY
TWP. SOMERSET CO
BOROUGH OF DUNELLEN MIDDLESEX CO
CENTRAL RAILROAD OF NEW JERSEY
WEST END AVE
CLINTON
SPOONER
GRANT
ALBERT
HOBERT
HUNTER AVE
28
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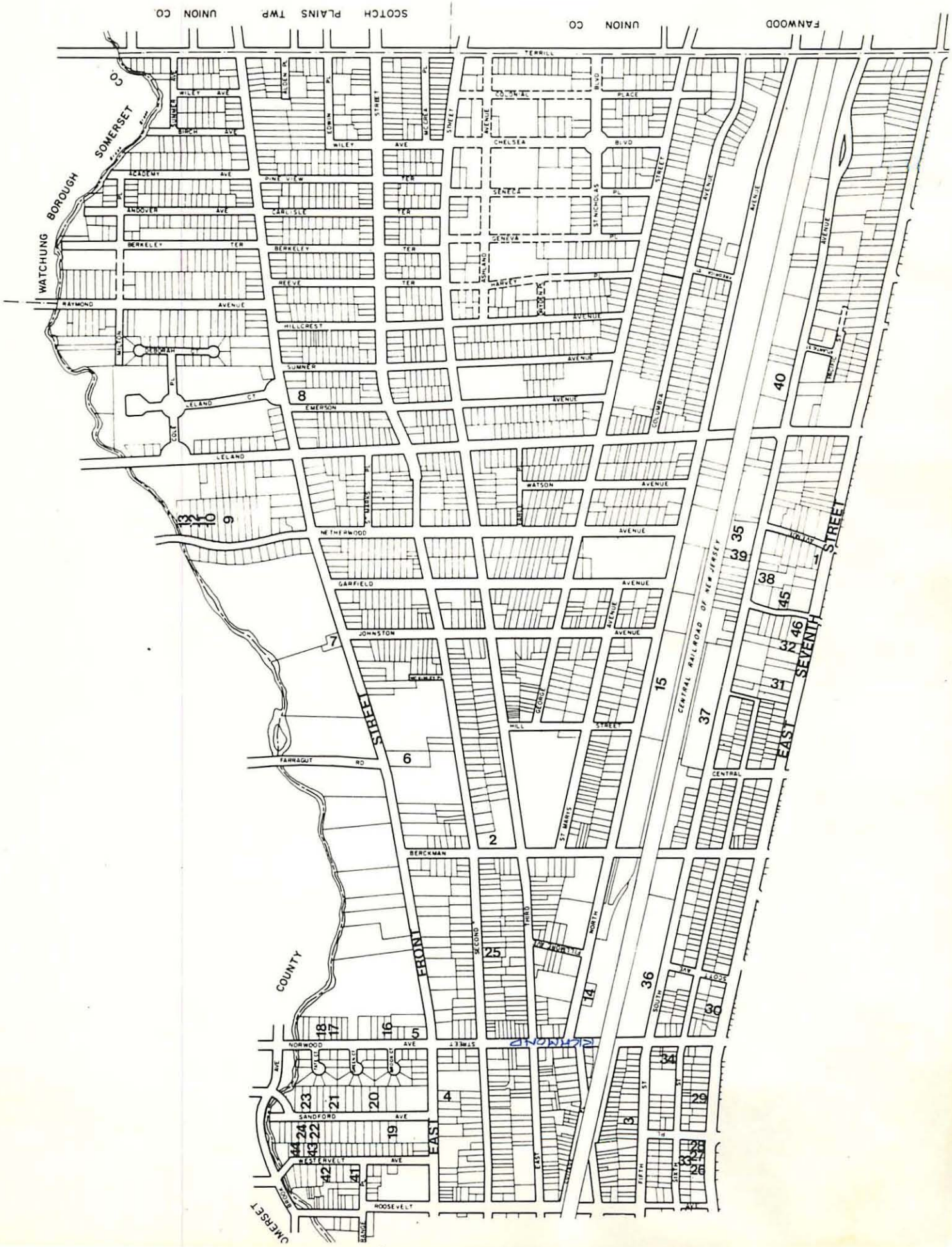
INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-C-22	1035 Myrtle Avenue	461/3	N
2012-C-23	1054 Myrtle Avenue	466/8	Y
2012-C-24	1106 Myrtle Avenue	467/1	Y
2012-C-25	1114 Myrtle Avenue	467/2	N
2012-C-26	1859 Myrtle Avenue	4005/2	N
2012-C-27	1860 Myrtle Avenue	4006/15	N
2012-C-28	630 West Seventh Street	317/26	N
2012-C-29	661 West Seventh Street	348/6	Y
2012-C-30	662 West Seventh Street	319/14	N
2012-C-31	669 West Seventh Street	348/5	N
2012-C-32	675 West Seventh Street	348/4	N
2012-C-33	698 West Seventh Street	319/1	N
2012-C-34	917 West Seventh Street	343/5	N
2012-C-35	948 West Seventh Street	327/6	N
2012-C-36	1945 West Seventh Street	341/15	N
2012-C-37	900 Sherman Avenue	3005/25	N
2012-C 38	828 West Third Street	449/27	N
2012-C-39	1016 West Third Street	454/11	N
2012-C-40	1026 West Third Street	455/11	N

SURVEY AREA C

NOTE: Property names, when given, refer to the historic name of the site.

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-C-1	28 Albert Street	461/32	N
2012-C-2	40 Albert Street	461/34	N
2012-C-3	45 Albert Street	462/10	N
2012-C-4	414 Clinton Avenue St. Andrew's Episc. Church	335/25	N
2012-C-5	18 Compton Avenue	460/26	N
2012-C-6	29 DeKalb Avenue	473/8	N
2012-C-7	652 West Eighth Street	348/17	Y
2012-C-8	661 West Eighth Street Hubbard School	349/4	N
2012-C-9	676 West Eighth Street	348/21	N
2012-C-10	732 West Eighth Street	344/6	Y
2012-C-11	730 West Fourth Street West End Fire House	438/28	N
2012-C-12	820 West Fourth Street	439/17	N
2012-C-13	908 West Front Street	459/12	N
2012-C-14	924 West Front Street	459/18	N
2012-C-15	940 West Front Street	460/19	N
2012-C-16	1014 West Front Street	461/19	N
2012-C-17	1864 West Front Street	4004/14	N
2012-C-18	740 Grant Avenue	343/12	Y
2012-C-19	804 Grant Avenue	3006/14	N
2012-C-20	916 Grant Avenue	3005/18	Y
2012-C-21	329 Lyman Place	482/9	N

AREA D


SCOTCH PLAINS TWP
UNION CO
FANWOOD
TERRILL
WATCHUNG BORROUGH
SOMERSET CO
RAYMOND AVENUE
HILLCREST
SUMNER
EMERSON
LELAND
NETHERWOOD
GARFIELD
JOHNSTON
FARRAGUT RD
BERCKMAN
NORWOOD AVE
SANDFORD AVE
WESTERVELT AVE
ROOSEVELT
FRONT STREET
EAST SEVENTH STREET
CENTRAL RAILROAD OF NEW JERSEY
RICHMOND
COUNTY

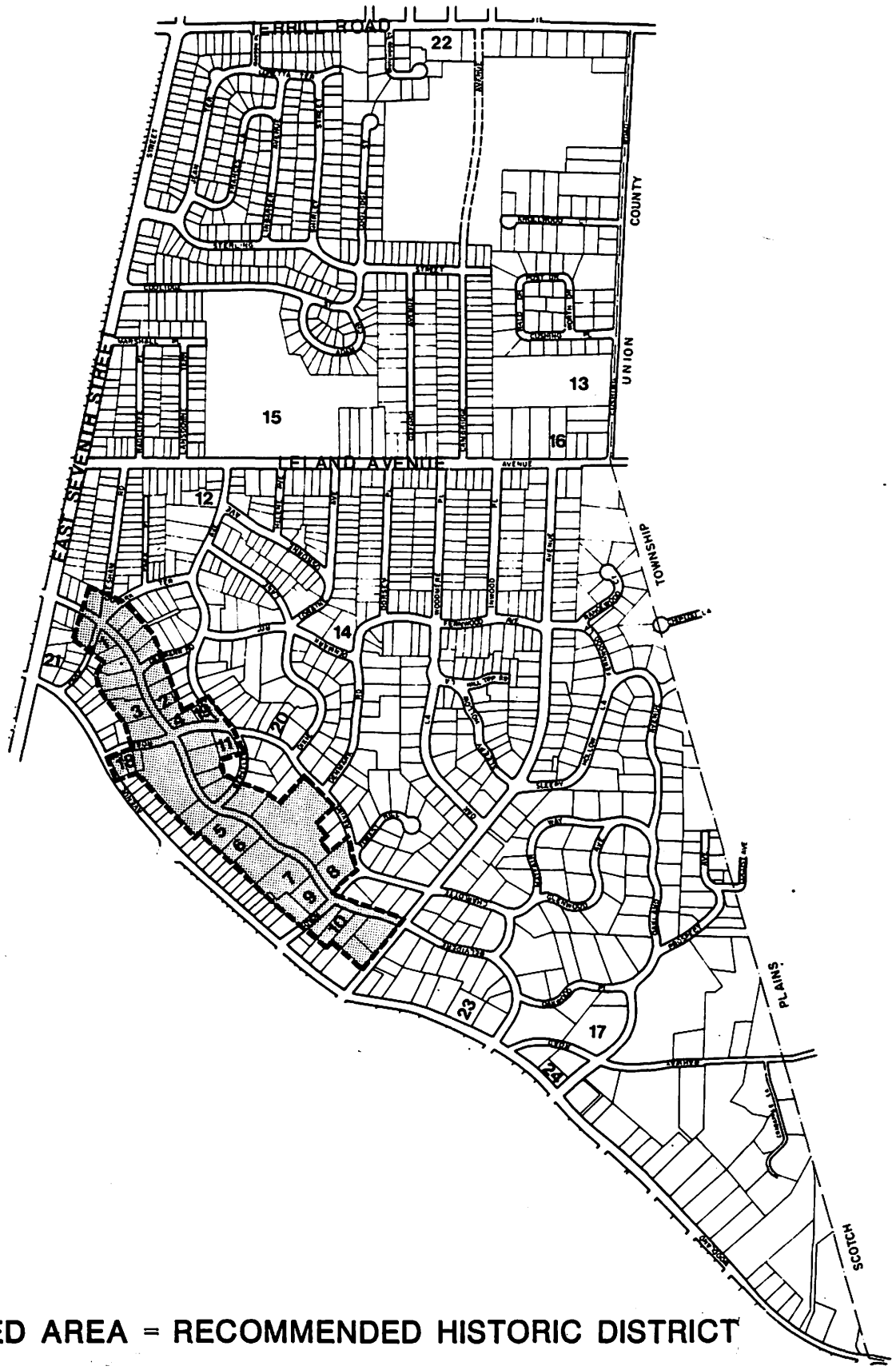
SURVEY AREA D

NOTE: Property names, when given, refer to the historic name of the site.

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-D-1	532 Belvidere Avenue	241/11	N
2012-D-2	209 Berckman Street Lincoln School	128/45	N
2012-D-3	403 East Fifth Street	205/41	Y
2012-D-4	408 East Front Street	116/41	Y
2012-D-5	503 East Front Street	120/12	Y
2012-D-6	754 East Front Street	127/38	N
2012-D-7	901 East Front Street	126/16	Y
2012-D-8	1230 East Front Street	160/2	N
2012-D-9	48 Netherwood Avenue	144/20	N
2012-D-10	60 Netherwood Avenue	144/24	N
2012-D-11	64 Netherwood Avenue	144/25	N
2012-D-12	68 Netherwood Avenue	144/26	N
2012-D-13	72 Netherwood Avenue	144/27	N
2012-D-14	520 North Avenue	125/1A	N
2012-D-15	900 North Avenue	131/7	N
2012-D-16	22 Norwood Avenue	120/15	N
2012-D-17	54 Norwood Avenue	120/21	N
2012-D-18	60 Norwood Avenue	120/23	N
2012-D-19	21 Sandford Avenue	113/17	N
2012-D-20	28 Sandford Avenue	115/40	N
2012-D-21	48 Sandford Avenue	115/45	N
2012-D-22	61 Sandford Avenue	113/7	N

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-D-23	62 Sandford Avenue	115/49	N
2012-D-24	69 Sandford Avenue	113/5	N
2012-D-25	552 East Second Street	122/15	N
2012-D-26	319 East Seventh Street	207/15	N
2012-D-27	327 East Seventh Street	207/13	N
2012-D-28	329-31 East Seventh Street	207/12	N
2012-D-29	419 East Seventh Street	207/11	N
2012-D-30	515 East Seventh Street	215/9	N
2012-D-31	911 East Seventh Street	237/17	Y
2012-D-32	933 East Seventh Street	237/13	N
2012-D-33	326 East Sixth Street	207/7	N
2012-D-34	439 East Sixth Street	209/14	Y
2012-D-35	South Ave. opposite Belvidere Avenue Netherwood R.R. Station	229/9	Y
2012-D-36	525 South Avenue	213/1	N
2012-D-37	861 South Avenue	229/25	N
2012-D-38	1008 South Avenue	241/2	N
2012-D-39	1015-17 South Avenue Engine Co. No.4	229/11	Y
2012-D-40	1225 South Avenue	265/2	N
2012-D-41	45 Westervelt Avenue	111/10	N
2012-D-42	59 Westervelt Avenue	111/6	N
2012-D-43	64 Westervelt Avenue	113/38	N
2012-D-44	70 Westervelt Avenue	113/41	N
2012-D-45	521 Woodland Avenue	241/15	N
2012-D-46	530 Woodland Avenue	237/12	N

AREA E



OUTLINED AREA = RECOMMENDED HISTORIC DISTRICT

SURVEY AREA E

NOTE: Property names, when given, refer to the historic name of the site.

INVENTORY #	ADDRESS	BLOCK/LOT	NRHP ELIGIBILITY
2012-E-1	600 Belvidere Avenue	243/1	D
2012-E-2	645 "	245/7	D
2012-E-3	648 "	243/5	D (Y)
2012-E-4	661 "	245/6	D (Y)
2012-E-5	740 "	239/2	D
2012-E-6	750 "	239/3	D
2012-E-7	778 "	239/6	D
2012-E-8	789 "	246/8	D (Y)
2012-E-9	792 "	239/7	D
2012-E-10	810 "	240/2	D (Y)
2012-E-11	633 Berkeley Avenue	244/1	D
2012-E-12	837 "	251/26	N
2012-E-13	1229 Cushing Road	273/29	N
2012-E-14	1275 Denmark Road	254/21	N
2012-E-15	739 Leland Avenue Frederick W. Cook School	270/11	N
2012-E-16	981 Leland Avenue	273/35	N
2012-E-17	927 Rahway Road	2022/4	N
2012-E-18	620 Ravine Road/Saint Stephen's Episc. Church	239A/1&2	D
2012-E-19	653 Ravine Road	245/5	D (Y)
2012-E-20	715 Ravine Road	252/11	N
2012-E-21	1004 East Seventh Street	242/2	N
2012-E-22	850 Terrill Road	279/15	Y
2012-E-23	955 Woodland Avenue	2021/12	Y
2012-E-24	999 Woodland Avenue	2023/3	N

PROPERTIES INCLUDED IN THE HILLSIDE AVENUE HISTORIC DISTRICT

Below is a list of those properties in Area B which are part of the Hillside Avenue Historic District, listed on the State and National Registers of Historic Places in 1982. The Hillside Avenue District is also a certified local historic district under Plainfield's Historic Preservation Ordinance (1981; amended 1985). Consequently the district was not included in the present inventory.

Address		Block	Lot
901	Hillside Avenue	2011	1
907	"	2011	22
915	"	2011	21
920	"	2002	2
921	"	2011	20
922	"	2002	3
925	"	2011	19
930	"	2002	4
937	"	2012	1
943	"	2012	16
950	"	2012	5
955	"	2012	15
963	"	2012	14
966	"	2002	6
970	"	2002	7
975	"	2014	1
980	"	2002	8
996	"	2002	9
999	"	2014	18 & 19
1000	"	2003	4
1009	"	2014	22
1020	"	2003	5
1025	"	2014	21
1035	"	2016	10
1040	"	2004	4
1045	"	2016	9
1046	"	2004	5
1055	"	2016	21
1060	"	2004	4
1069	"	2018	9
1070	"	2005	5
1077	"	2018	8
1080	"	2005	6
1234	Watchung Avenue	2002	1
1239	Watchung Avenue	225	9
1300	Prospect Avenue	2015	1
1301	Prospect Avenue	2014	18

APPENDIX C.

2017 Historic Survey for District Expansions List

5 Inventory of Historic Properties & Survey Maps

Table 5.1 lists all of the properties included in the proposed expansion of the Van Wyck Brooks Historic District. Table 5.2 lists all of the properties included in the proposed expansion of the Netherwood Heights Historic District. The tables are sorted by inventory number according to a numbering system provided by the New Jersey Historic Preservation Office. Map 5.1 shows a contextual overview of the historic districts in relation to the municipal boundaries of the City of Plainfield. Map 5.2 shows the shows the Van Wyck Brooks and Netherwood Heights Historic District Expansion survey areas in more detail. Copies of Inventory Sheets for all properties within the district boundaries are included in Appendix A (Van Wyck Brooks) and Appendix B (Netherwood Heights). All approximate dates of construction, square footage and acreage numbers came from the City Tax Assessments available to the survey team.

A system of three categories was used to assess architectural and streetscape qualities for each property surveyed and is evaluated under the "status" column in the following table. All properties within the district were identified as Key, Contributing, or Non-Contributing.

Each term is defined below:

Key – Constructed during the district's period of significance and possesses distinct architectural and/or historical significance; acts as a landmark within the architectural matrix of the district.

Contributing – Constructed during the district's period of significance and possesses architectural and/or historical significance as well as design and setting integrity.

Non-Contributing – Constructed after the period of significance and not compatible in size, scale, or materials with the historic district nor does it contribute to the cohesiveness of the district's streetscapes.

TABLE 5.1. INVENTORY OF HISTORIC PROPERTIES IN THE VAN WYCK BROOKS HISTORIC DISTRICT EXPANSION

Inventory#	***Property Address***	***Date***	***Block***	***Lot***	***Status***
1972834418	916 Beechwood Court	1936	754	15	Contributing
208559247	918 Beechwood Court	1937	754	16	Contributing
-392134584	923 Beechwood Court	1937	754	14	Contributing
-211164731	927 Beechwood Court	1932	754	13	Contributing
218639717	928 Beechwood Court	1937	754	17	Contributing
1354085908	932 Beechwood Court	1937	754	18	Contributing
2145009099	933 Beechwood Court	1931	754	12	Contributing
-1836648059	1000 Central Avenue	1953	744	1	Non-Contributing
-959164405	1001 Central Avenue	1892	743	40	Key
298630077	1013 Central Avenue	1961	743	39	Non-Contributing
1503723856	1015 Central Avenue	1892	743	38	Contributing
1553928032	1023 Central Avenue	1926	743	37	Contributing
-55767778	1030 Central Avenue	1910	744	2.01	Key
609208225	1038 Central Avenue	N/A	744	3.01	Non-Contributing
-1910023582	1042 Central Avenue	1946	744	3.02	Contributing
-288124014	1060 Central Avenue	1890	744	4	Key
-2111820803	1066 Central Avenue	1946	744	5	Contributing
-1874711091	1076 Central Avenue	1916	744	6	Contributing
1996528551	1086 Central Avenue	1960	744	7	Non-Contributing
-443420331	912 Field Avenue	1965	754	7	Non-Contributing
-280051932	919 Field Avenue	1911	755	18	Non-Contributing
277197337	924 Field Avenue	1932	754	8	Contributing
217883626	925 Field Avenue	1962	755	17	Non-Contributing
535015470	927 Field Avenue	1926	755	16	Contributing
-321243438	928 Field Avenue	1932	754	9	Contributing
-33727293	935 Field Avenue	1957	755	15	Non-Contributing
-1078624330	936 Field Avenue	1932	754	10	Contributing
-906514662	940 Field Avenue	1932	754	11	Contributing
-1489150915	740 Grant Avenue	1885	533	9	Key
128241987	804 Grant Avenue	1892	527	15	Contributing
855339132	818 Grant Avenue	1941	527	16	Non-Contributing
-341813308	820 Grant Avenue	1941	527	17	Contributing
-1428161783	904 Grant Avenue	1931	528	16	Contributing
-607057829	907 Grant Avenue	1941	530	11	Contributing
-1595530888	910 Grant Avenue	1951	528	17	Non-Contributing
-1090784272	915 Grant Avenue	1911	530	9.01	Contributing

1866029395	916 Grant Avenue	1896	528	18	Key
-2036404421	926 Grant Avenue	1966	528	19	Non-Contributing
-1897654012	932 Grant Avenue	1921	528	20	Contributing
1930573959	933 Grant Avenue	1927	529	7	Contributing
-1049150295	971 Kenyon Avenue	1931	722	26	Contributing
-826096538	973 Kenyon Avenue	1926	722	25	Non-Contributing
2016237738	975 Kenyon Avenue	1936	722	24	Contributing
983589111	976 Kenyon Avenue	1911	757	2	Contributing
-791720937	978 Kenyon Avenue	1921	757	3	Contributing
591645625	979 Kenyon Avenue	1926	722	23	Contributing
-528407103	981 Kenyon Avenue	1906	722	22	Contributing
-399997740	982 Kenyon Avenue	1921	757	4	Contributing
-2089153586	985 Kenyon Avenue	1931	722	21	Contributing
1361954089	986 Kenyon Avenue	1916	757	5	Contributing
-559274767	987 Kenyon Avenue	1956	722	20	Contributing
-1982551024	989 Kenyon Avenue	1921	722	19	Contributing
-866442349	990 Kenyon Avenue	1926	757	6	Contributing
746265361	991 Kenyon Avenue	1931	722	18	Contributing
1572038236	994 Kenyon Avenue	1921	757	7	Contributing
-1673126741	995 Kenyon Avenue	1966	722	17	Non-Contributing
945820634	998 Kenyon Avenue	1921	757	8	Contributing
1352645534	1000 Kenyon Avenue	1926	743	1	Contributing
-735930700	1001 Kenyon Avenue	1926	742	1	Contributing
-1239720568	1006 Kenyon Avenue	1926	743	2	Contributing
-1015498558	1009 Kenyon Avenue	1922	742	2	Contributing
707265678	1014 Kenyon Avenue	1926	743	3	Contributing
1249300874	1015 Kenyon Avenue	1926	742	3	Contributing
1570226940	1018 Kenyon Avenue	1966	743	4	Non-Contributing
-1211003875	1021 Kenyon Avenue	1926	742	4	Contributing
965868981	1027 Kenyon Avenue	1926	742	5	Contributing
-371259154	1028 Kenyon Avenue	1926	743	5	Contributing
619185338	1035 Kenyon Avenue	1926	742	6	Contributing
-1760983691	1034 Kenyon Avenue	1926	743	6	Contributing
76696096	1041 Kenyon Avenue	1926	742	7	Contributing
-1691023362	1044 Kenyon Avenue	1926	743	7	Contributing
-1760740068	1045 Kenyon Avenue	1926	742	8	Contributing
470861159	1048 Kenyon Avenue	1926	743	8	Contributing
1015498558*	1049 Kenyon Avenue	1927	742	9	Contributing
1113300985	1052 Kenyon Avenue	1926	743	9	Contributing
892577620	1056 Kenyon Avenue	1977	743	10	Non-Contributing
262791201	1057 Kenyon Avenue	1952	742	10	Non-Contributing
331043544	1058 Kenyon Avenue	1926	743	11	Contributing

-1078795819	1064 Kenyon Avenue	1931	743	12	Contributing
570017570	1070 Kenyon Avenue	1927	743	13	Contributing
-1758948192	1071 Kenyon Avenue	1941	742	11	Contributing
2111134391	1072 Kenyon Avenue	1931	743	14	Contributing
16293585	1074 Kenyon Avenue	1931	743	15	Contributing
1680716856	1076 Kenyon Avenue	1956	743	16	Non-Contributing
1198903621	1079 Kenyon Avenue	1936	733	1	Contributing
1733511887	1082 Kenyon Avenue	1981	743	17	Non-Contributing
-1221704077	1083 Kenyon Avenue	1936	733	2	Contributing
-304278336	1084 Kenyon Avenue	1981	743	18	Non-Contributing
758318470	1087 Kenyon Avenue	1966	733	3	Non-Contributing
-980612596	1088 Kenyon Avenue	1931	743	19	Contributing
-1577910823	1003 Madison Avenue	1926	743	55	Contributing
1213793374	1005 Madison Avenue	1926	743	54	Contributing
908153315	1011 Madison Avenue	1916	743	53	Contributing
-1586594250	1017 Madison Avenue	1916	743	52	Contributing
-1212637450	1023 Madison Avenue	1916	743	51	Contributing
1119071650	1025 Madison Avenue	1916	743	50	Contributing
683760684	1031 Madison Avenue	1906	743	49	Contributing
-1834959538	715 Plainfield Avenue	1897	762	8	Contributing
1389863145	170 Randolph Road	1926	722	16	Contributing
-375148354	301 Randolph Road	1911	743	42	Contributing
-1577353697	311 Randolph Road	1962	743	41	Contributing
1904191021	414 Randolph Road	1941	755	10	Contributing
-1056467674	419 Randolph Road	1951	744	34	Non-Contributing
1472018876	422 Randolph Road	1931	755	11	Contributing
-1708575082	425 Randolph Road	1951	744	33	Contributing
789362377	427 Randolph Road	1931	744	32	Contributing
1609411586	430 Randolph Road	1931	755	12	Contributing
1037837898	434 Randolph Road	1931	755	13	Contributing
1583253681	437 Randolph Road	1931	744	31	Contributing
-1816500777	439 Randolph Road	1931	744	30	Non-Contributing
-41422669	444 Randolph Road	1932	755	14	Contributing
-434826885	187 Stelle Avenue	1931	722	27	Contributing
-517590527	205 Stelle Avenue	1916	757	1	Contributing
814688055	403-17 West 7th Street	1930	764	5	Contributing
655575408	421 West 7th Street	1942	764	4	Contributing
-1612992947	427 West 7th Street	1949	764	3	Non-Contributing

997425457	435 West 7th Street	1947	764	2	Contributing
-1521437825	439 West 7th Street	1889	764	1	Contributing
-440808974	447 West 7th Street	1870	763	2	Contributing
1412532629	455 West 7th Street	1910	763	1	Contributing
758834669	600 West 8th Street	1951	505	5	Non-Contributing
-508273613	605 West 8th Street	1931	506	11	Contributing
-904114453	609 West 8th Street	1931	506	10	Contributing
-234680116	612 West 8th Street	1951	505	6	Non-Contributing
-1885869173	615 West 8th Street	1951	506	9	Contributing
-409329564	621 West 8th Street	1931	506	8	Contributing
152389016	627 West 8th Street	1931	506	7	Contributing
-585837370	629 West 8th Street	1931	506	6	Contributing
5278971	614-34 West 8th Street	1973	505	7	Non-Contributing
741149731	635 West 8th Street	1911	506	5	Contributing
-1557858561	636 West 8th Street	1961	504	15	Non-Contributing
-2103362595	639-81 West 8th Street	1927	506	4	Contributing
556093100	648 West 8th Street	1911	504	16	Contributing
1472814175	652 West 8th Street	1880	504	17	Contributing
824315405	662 West 8th Street	1892	504	18	Key
1218526896	670 West 8th Street	1931	504	19	Contributing
2354887	674 West 8th Street	1931	504	20	Contributing
266915386	676 West 8th Street	1870	504	21	Contributing
-1970205390	680 West 8th Street	1911	504	22	Contributing
16792064	683 West 8th Street	1951	506	3	Contributing
-1723529868	689 West 8th Street	1931	506	2	Contributing
-1380255032	693 West 8th Street	1951	506	1	Non-Contributing
-1715145409	696 West 8th Street	1911	504	23	Contributing
1251555075	700 West 8th Street	1956	532	4	Non-Contributing
269415788	707 West 8th Street	1921	531	17	Contributing
-695036888	714 West 8th Street	1909	532	5	Contributing
-2038811227	717 West 8th Street	1921	531	16	Contributing
667284449	732 West 8th Street	1896	532	6	Key
-265278993	735 West 8th Street	1911	531	15	Contributing
-1121102104	737 West 8th Street	1983	531	14	Non-Contributing
364134983	740 West 8th Street	1911	532	7	Contributing
50871050	746 West 8th Street	1956	532	8	Non-Contributing
-908764241	747 West 8th Street	1946	531	13	Non-Contributing
917813078	757 West 8th Street	1921	531	12	Contributing
-1195981285	758 West 8th Street	1911	532	9	Contributing
-1788016262	765 West 8th Street	1916	531	11	Contributing

* Note: Survey form not provided by Historic Preservation Office

TABLE 5.2. INVENTORY OF HISTORIC PROPERTIES IN THE NETHERWOOD HEIGHTS HISTORIC DISTRICT EXPANSION

Inventory#	*Property Address*	*Date*	*Block*	*Lot*	*Status*
168335940	536 Belvidere Avenue	1948	909	6	Non-Contributing
1201863327	537 Belvidere Avenue	1911	910	29	Contributing
161852760	545 Belvidere Avenue	1905	910	28	Contributing
-1974831850	546 Belvidere Avenue	1951	909	7	Non-Contributing
2025805832	551 Belvidere Avenue	1921	910	27	Contributing
475630209	755 Berkeley Avenue	1931	911	12	Contributing
1234419026	765 Berkeley Avenue	1961	911	11	Non-Contributing
1209474422	774 Berkeley Avenue	1981	929	1	Non-Contributing
2110406955	777 Berkeley Avenue	1941	911	10	Contributing
1549138453	800 Berkeley Avenue	1953	929	2	Contributing
-1023336642	801 Berkeley Avenue	1932	912	31	Contributing
-1330669038	811 Berkeley Avenue	1931	912	30	Contributing
1209258626	815 Berkeley Avenue	1922	912	29	Contributing
1657024999	825 Berkeley Avenue	1907	912	28	Contributing
1443615666	829 Berkeley Avenue	1893	912	27	Contributing
1828363633	837 Berkeley Avenue	1893	912	26	Key
-51350058	842 Berkeley Avenue	1905	926	1	Contributing
-579631579	848 Berkeley Avenue	1911	926	2	Contributing
884166328	852 Berkeley Avenue	1911	926	3	Contributing
453073651	856 Berkeley Avenue	1911	926	4	Contributing
-70713527	1121 Denmark Road	1931	911	15	Contributing
-1892480357	1127 Denmark Road	1912	911	14	Contributing
-1437738108	1135 Denmark Road	1965	911	13	Non-Contributing
537023	1201 Denmark Road	1911	929	15	Contributing
-443550869	1211 Denmark Road	1912	929	14	Contributing
1054785762	1221 Denmark Road	1912	929	13	Contributing
-442908678	1227 Denmark Road	1942	929	12	Contributing
1390565524	1280 Denmark Road	1951	936	12	Non-Contributing
299291406	1285 Denmark Road	1926	937	46	Contributing
21260268	1288 Denmark Road	1957	936	13	Non-Contributing
-1949804321	1295 Denmark Road	1932	937	45	Contributing
-415228096	1296 Denmark Road	1966	936	14	Non-Contributing
-982591008	1299 Denmark Road	1983	937	44.01	Non-Contributing
-790759405	1309 Denmark Road	1922	937	43	Contributing
-2069843034	1314 Denmark Road	1912	936	15	Contributing
2096296891	1315 Denmark Road	1932	937	42.01	Contributing
550903832	1318 Denmark Road	1951	936	16	Non-Contributing

-1295637941	1325 Denmark Road	1922	937	41	Contributing
1107805065	1334 Denmark Road	1954	936	17	Non-Contributing
1137731407	1335 Denmark Road	1907	937	40	Contributing
1864983815	1344 Denmark Road	1914	936	18	Contributing
952185566	1345 Denmark Road	1932	937	39	Contributing
-54941335	1355 Denmark Road	1932	937	38	Contributing
-779032588	812 Dixie Lane	1931	928	13	Contributing
1160455578	815 Dixie Lane	1931	929	11	Contributing
-713249325	818 Dixie Lane	1926	928	14	Contributing
1189826216	820 Dixie Lane	1926	928	15	Contributing
-1625604980	821 Dixie Lane	1921	929	10	Contributing
1588426	824 Dixie Lane	1911	928	16	Contributing
777947653	825 Dixie Lane	1921	929	9	Contributing
996800732	830 Dixie Lane	1916	928	17	Contributing
1806956815	831 Dixie Lane	1921	929	8	Contributing
-1841928531	835 Dixie Lane	1921	929	7	Non-Contributing
-584665041	836 Dixie Lane	1927	928	18	Contributing
-1296045104	840 Dixie Lane	1931	928	19	Contributing
803745333	841 Dixie Lane	1921	929	6	Contributing
287100123	845 Dixie Lane	1921	929	5	Contributing
-2032527728	848 Dixie Lane	1926	928	20	Contributing
299680896	851 Dixie Lane	1921	929	4	Contributing
-1343513507	853 Dixie Lane	1921	929	3	Contributing
1237198445	854 Dixie Lane	1911	928	21	Contributing
-1187790685	876 Fernwood Avenue	1926	937	1	Contributing
-41958580	880 Fernwood Avenue	1926	937	2	Contributing
224676989	1117 Gresham Road	1922	910	25	Contributing
-1362101964	1118 Gresham Road	1932	912	2	Contributing
-1267125191	1121 Gresham Road	1922	910	24	Contributing
1322048796	1122 Gresham Road	1912	912	3	Contributing
1071513061	1126 Gresham Road	1912	912	4	Contributing
-737912681	1127 Gresham Road	1912	910	23	Contributing
120762154	1131 Gresham Road	1910	910	22	Contributing
1681624161	1132 Gresham Road	1908	912	5	Key
-1956631677	1105 Loraine Avenue	1921	928	12	Contributing
1455198568	1115 Loraine Avenue	1922	928	11	Contributing
-1591342502	1116 Loraine Avenue	1921	930	23	Contributing
-684757859	1011 Park Lane	1901	909	12	Contributing

-765919679	1014 Park Lane	1967	906	16	Non-Contributing
432737340	1015 Park Lane	1925	909	11	Contributing
-882677456	1020 Park Lane	1917	906	17	Contributing
2023446353	1021 Park Lane	1900	909	10	Contributing
1170769507	1105 Park Terrace	1932	912	1	Contributing
702318713	1116 Park Terrace	1952	911	6	Contributing
-1155779083	1120 Park Terrace	1931	911	7	Contributing
1916675673	1121 Park Terrace	1926	912	36	Contributing
-651804252	1128 Park Terrace	1931	911	8	Contributing
568438135	1131 Park Terrace	1916	912	35	Contributing
-1339559337	1134 Park Terrace	1931	911	9	Contributing
-669888612	1135 Park Terrace	1944	912	34	Contributing
-465045890	1137 Park Terrace	1931	912	33	Contributing
1333355526	1141 Park Terrace	1912	912	32	Contributing
-111995026	600-04 Ravine Road	1960	903	35	Non-Contributing
-6245562	606-14 Ravine Road	1887	903	36	Key
-1114025071	620 Ravine Road	N/A	903	37	Non-Contributing
-1643152790	745 Ravine Road	1976	936	19	Non-Contributing
1231896238	770 Ravine Road	1956	904	7	Non-Contributing
1906018343	771 Ravine Road	1942	937	37	Contributing
-659616115	776 Ravine Road	1957	904	8	Non-Contributing