INTENSIVE-LEVEL ARCHITECTURAL SURVEY

WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
Township of Montclair, Essex County, New Jersey

OAKCROFT RESIDENTIAL AREA SUPPLEMENT

FOR

TOWNSHIP OF MONTCLAIR
&
MONTCLAIR HISTORIC PRESERVATION COMMISSION
205 Claremont Avenue
Montclair, New Jersey 07042

BY

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Project No. 1915C

September 30, 2019

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Washington, DC 20240

PROJECT DIRECTORY

PROJECT

INTENSIVE-LEVEL ARCHITECTURAL SURVEY
MONTCLAIR WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
Township of Montclair, Essex County, New Jersey

CLIENT

MONTCLAIR HISTORIC PRESERVATION COMMISSION
TOWNSHIP OF MONTCLAIR
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- Kathleen Bennett, Chair

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PROJECT FUNDING

Funding for this Intensive-Level Architectural Survey has been provided in part by the New Jersey State Historic Preservation Office through a Certified Local Government Historic Preservation Grant.

CONDITIONAL STATEMENT

The statements and opinions expressed herein are solely for the use and information of the Township of Montclair, the Montclair Historic Preservation Commission, the New Jersey Historic Preservation Office, and the National Park Service. The opinions reflect the professional judgment of Registered Architects and Historic Preservation Specialists performing services that are usual and customary. These services are performed with care and skill ordinarily used by other Registered Architects and Historic Preservation Specialists when dealing with similar historic resources at the same time and in the same or similar localities. Conclusions drawn in this report are based on those conditions and surfaces that were accessible to the unaided visual observations of the Architect. No warranties or guarantees can be inferred from, or implied by, the statements or opinions contained in this report.

EXECUTIVE SUMMARY

Report Title
Intensive-Level Architectural Survey for Montclair Wheeler Street and Oakcroft Residential Areas

Survey Area
The survey area covers two distinct areas within Montclair Township, Essex County, New Jersey, which is located in the USGS Roselle quadrant. The Wheeler Street Residential (Wheeler) survey area is roughly bounded by Woodland Avenue, Willowdale Avenue, Lincoln Street and Maple Street and includes Wheeler Street and Monroe Place (Figure 1), and the Oakcroft Residential (Oakcroft) survey area is roughly bound by Oakcroft Avenue, Parkside, North Mountain Avenue, and Brookfield Road and includes all of Princeton Place, Godfrey Road and Carteret Street and a portion of Edgemont Road (Figure 3). The Oakcroft Residential area covers approximately 0.05 square miles (Figure 4) and the Wheeler Street Residential area covers approximately 0.02 square miles (Figure 2).

Report Production
The survey areas, as noted, are two distinct residential neighborhoods located in different areas of Montclair Township. In their review of the final draft of the summary report, the Montclair Historic Preservation Commission requested the reports for each survey area be generated as separate documents. As such, the Executive Summary, here, summarizes the survey process and findings and a separate supplement has been generated for the Wheeler Street and for Oakcroft. All or portions of the Executive Summary, List of Illustrations, Introduction, Research Design, and Historical Overview are duplicated in each supplement, but the descriptions, site-specific historical overviews, and recommendations focus on their respective survey areas.

Summary of Results
A total of 210 properties were surveyed, the majority of which were residential with a handful of commercial properties within the Wheeler Street Residential survey area. Of these, two properties in the Oakcroft survey area are listed on the New Jersey and National Registers of Historic Places as part of the Montclair Multiple Resource Area: 303 No. Mountain Avenue and 18 Princeton Place. There were no properties determined to be individually eligible for the New Jersey and National Registers of Historic Places or for local designation; the properties, except for those that are already listed individually, lend themselves better for listing as part of their respective districts. The Wheeler survey area should receive further study to determine eligibility as part of a larger survey area including Glenfield Park, the Glenfield Middle School, and more of Maple Avenue, which are local adjacent but were not part of the survey area. On its own, the Wheeler Street Residential area should be considered for, at a minimum, local designation for its association with the history and development of Montclair to provide affordable housing using moderately-dense building types for African-American migrants from the South, Italian immigrants, and on a lesser scale, immigrants from the West Indies (as termed in the U.S. Federal and New Jersey Census records). The Wheeler area reflects in its architecture a change in housing structure to provide a higher density while also maintaining a suburban scale through both its multi-family residences and the medium-scale apartment buildings. The Oakcroft area should also be considered, at a minimum, for local designation for its history and development as upper-middle and middle-class housing as part of the development of Anderson Park in the early-20th century; many of the houses were designed by architects and the houses have seen little change since original construction

creating a cohesive whole reflective of its early-20th century appearance. For these same reasons, consideration should also be given to recognition of the area's history and development through the New Jersey and National Register programs; the preparation for such a nomination will require additional research into similar development patterns in Montclair, the Godfrey Land & Building Co., other building contractors, the architects that designed the buildings, and pattern books that may have been used by the building contractors.

Copies of this Survey Report are maintained at the Municipal Building in Montclair Township, New Jersey; the New Jersey Historic Preservation Office in Trenton, New Jersey; and at the offices of Connolly & Hickey Historical Architects, LLC in Cranford, New Jersey.

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INTRODUCTION

Project Overview

This Intensive-Level Architectural Survey was produced to identify potential historic districts or individual properties in Montclair Township, New Jersey for inclusion on the National Register of Historic Places or for local designation. The survey was performed in accordance with the New Jersey Historic Preservation Office's *Guidelines for Architectural Survey: Guidelines for Historic and Architectural Surveys in New Jersey* and the requirements established for Certified Local Governments (CLGs). The survey was performed by historic preservation consultants from Connolly & Hickey Historical Architects, LLC working with the Montclair Historic Preservation Commission.

The project consisted of a historic resources survey of two areas. The Wheeler Street Residential (Wheeler) survey area consists of 97 properties. The Wheeler Street area is located at the south end of Montclair Township, southwest of Bloomfield Avenue, which is the Township's main commercial thoroughfare; the survey area is roughly bounded by Woodland Avenue, Willowdale Avenue, Lincoln Street and Maple Street and includes Wheeler Street and Monroe Place. (*Figures 1 and 2*) The Oakcroft Residential (Oakcroft) survey area consists of 104 properties. The Oakcroft survey area is located in Upper Montclair within Montclair Township, southwest of Bellevue Avenue, a commercial thoroughfare in Upper Montclair; the survey area is roughly bounded by Oakcroft Avenue, Parkside, North Mountain Avenue, and Brookfield Road and includes Princeton Place, Carteret Street, and Godfrey Road and a portion of Edgemont Road. (*Figures 3 and 4*) The Wheeler Street Residential survey area includes both residential and commercial buildings, the majority of which are residential and date to the first 30 years of the 20th century with some exceptions. The area reflects the rapid growth at a relatively high density to accommodate immigrants and migrants from southern states that settled in Montclair for domestic, construction, factory and related jobs. The Oakcroft survey area includes residential buildings only, which were primarily constructed within the first 30 years of the 20th century to provide single-family residences on substantial lots to the growing middle and upper-middle classes that had moved to the region to take advantage of easy transportation to New York and Montclair's scenic beauty at the base of Second Mountain of the Watchung mountain range. The scope of work included a physical survey of the resources, photography, architectural descriptions, historic research, and determinations of eligibility and significance. The historic research was conducted at the Montclair Public Library, the Montclair Local History Center, as well as through several online sources.

Approximately 100 hours of survey fieldwork were conducted, which included filling out a survey form for and photographing each property. As with any outdoor fieldwork, the surveying was somewhat dependent on the weather, but otherwise there were no constraints. Due to the survey being conducted in the summer, vegetation was in full bloom and this sometimes made it difficult to fully view and/or photograph the resources. The resources were viewed only from the street; there was no access to properties themselves limiting descriptions to the front and readily visible portions of side elevations.

INTRODUCTION

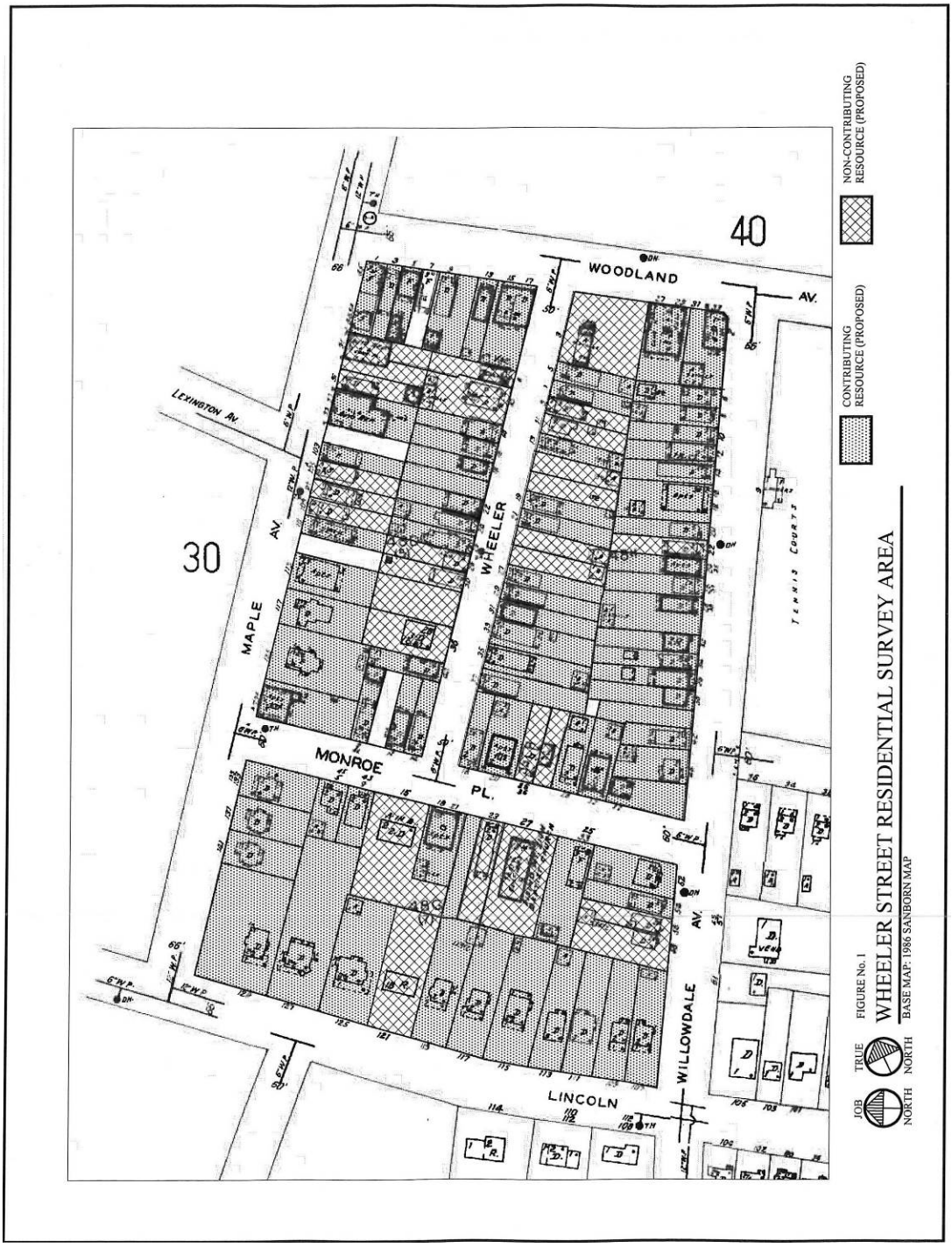


Figure 1
Wheeler Street Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

INTRODUCTION



Figure 2
Aerial View of the Wheeler Street Residential Survey Area

INTRODUCTION

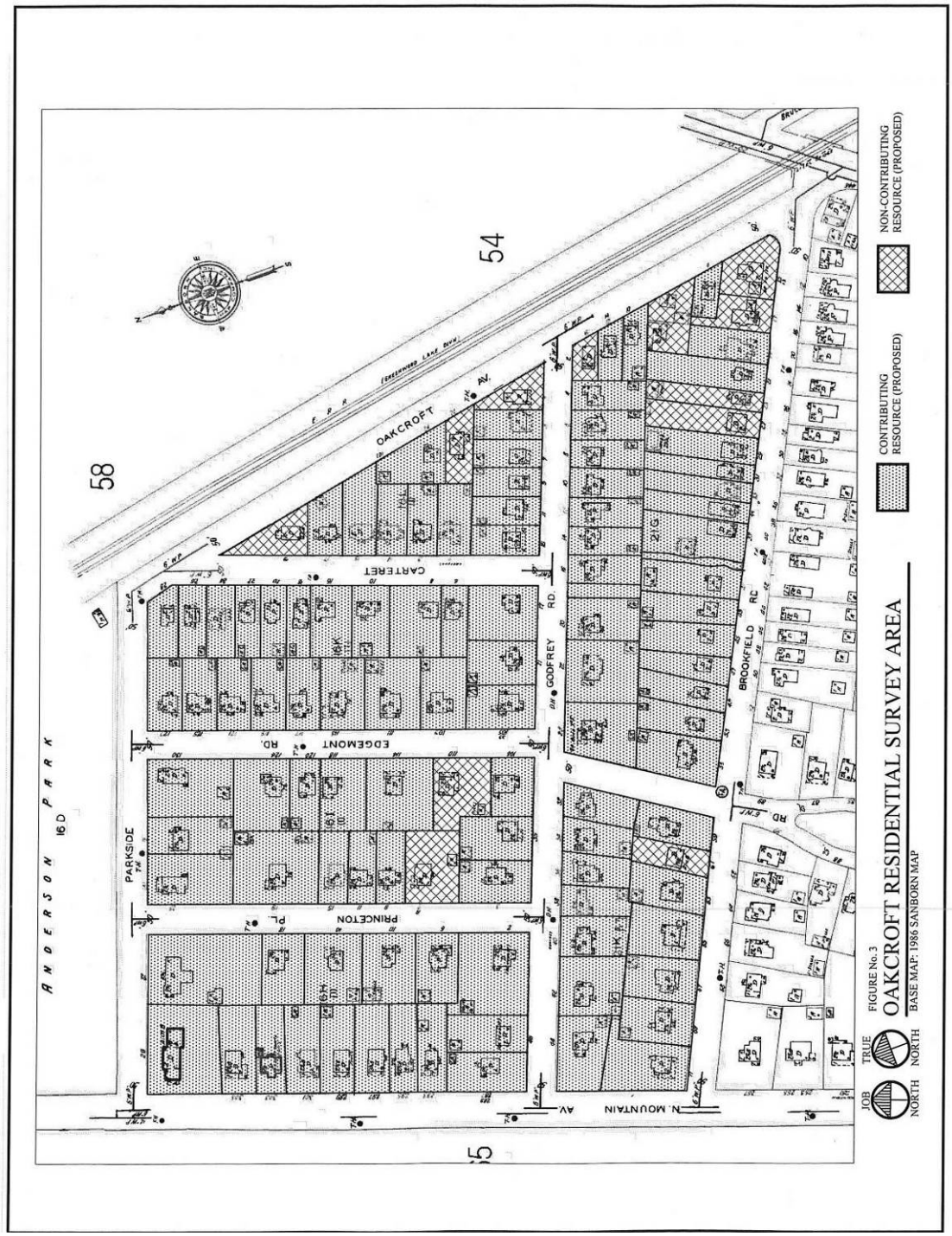


Figure 3
Oakcroft Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

INTRODUCTION



Figure 4
Aerial View of the Oakcroft Residential Survey Area

RESEARCH DESIGN

Objective

The objective of the Intensive-Level Architectural Survey was to identify potential individual properties or historic districts eligible for listing on the New Jersey and National Registers of Historic Places and/or for local designation.

Survey Area

The proposed survey area was determined by the Montclair Historic Preservation Commission and the New Jersey Historic Preservation Office based on a study conducted in November 2016 for the Historic Preservation Element of the (Montclair) Township Master Plan prepared by Building Conservation Associates, Inc. which surveyed 16 areas, six parks, and three streetscapes to determine historical and architectural significance; the Wheeler Street and Oakcroft Residential Areas were two that were deemed requiring further study. The Wheeler area was deemed worthy of additional study based on its development between 1910 and 1929 and having a denser urban character than the surrounding neighborhoods as it mostly consists of two-to-two-and-a-half story multifamily dwellings and apartment buildings built close to the lot line with small front yards and stoops. The Oakcroft area was deemed worthy of additional study based on its development between 1904 and 1946 as an ideal suburban residential development that has maintained its character through well-preserved buildings and streetscapes of large lots, deep front yards, low density, and tree-lined streets.

Methodology

After an initial project meeting with Kathleen Bennett, Chair of the Montclair Historic Preservation Commission; and Graham Petto, P.P. Secretary to the Commission, the consultants began research on the history and development of Montclair with a focus on the survey areas. This research was completed using historic maps and atlases; books on the history of Montclair, Bloomfield, and Essex County, and several online resources including but not limited to city directories, census research and newspaper articles. Once the consultants had a good understanding of Montclair, and specifically the survey areas, they began the survey fieldwork. Additional historic research continued concurrently while the fieldwork was underway.

Montclair Township GIS data and tax maps were used to create a survey form for each resource to be used in the field. A property-by-property survey of all resources was then completed in a logical progression through the survey areas. This included taking photographs of each property and writing notes on their form, fenestration, materials, style and setting. These notes were then used to write an architectural description and a description of setting for each resource, which were ultimately entered into the survey database. When possible, historic photographs and images, maps and newspaper information were used to determine the changes a property has undergone. Unfortunately, historic images were not available for most of the properties in the survey area, in particular that of the Wheeler Street area. The Montclair Township Tax Assessor provides a year of construction for all residential buildings in their data, and these dates were compared with historic maps and atlases and city directories to confirm their accuracy; this information proved to be accurate overall. Due to the strict time constraints of the project, more in-depth research and file review at the Township's Buildings Department and the Clerk's Office was not possible. The Planning Department holds the old building department index cards with a summary of the permits often from initial construction; these were reviewed for to confirm construction dates, to review ownership trends, and to

help confirm changes seen during the field work. Additional research at the building department and clerks' office in order to help provide more concrete dates for when roads were laid out, subdivisions were created and buildings were constructed, but the available historic maps and atlases and the Township tax records were sufficient for gathering most of this information.

Natural Environment of the Survey Area

Oakcroft Residential Area

The survey area is located in Upper Montclair, which is a region of Montclair Township, to the northeast of Bloomfield Avenue and the south of the Upper Montclair Train Station, which is located near the intersection of North Mountain Avenue and Bellevue Avenue. North Mountain Avenue, which creates the northwest boundary of the survey area, is a residential street that runs between Bloomfield Avenue and Bellevue Avenue in a southwest to northeast direction. North Mountain Avenue is one of several streets that connects the commercial thoroughfare of Bloomfield Avenue to the commercial and residential sections of Upper Montclair. Montclair Township has several commercial districts within its six-plus square miles of landmass, but Upper Montclair is considered its second largest and the "center" of what was Speertown. The Oakcroft Residential area is set to the south/southwest of Anderson Park, an Essex County Park developed in the early-20th century as part of a park initiative by a local resident that was brought to fruition by Montclair and Essex County under the guidance of the landscape architectural firm, Olmsted Brothers. The eight blocks that make up the survey area include portions of North Mountain Avenue and Edgemont Avenue, and all of Parkside Street, Princeton Place, Carteret Street, Oakcroft Avenue, Godfrey Road, and Brookfield Road. North Mountain Avenue, as noted previously, connects this area with the center of Montclair and points north making it a well-traveled street. Edgemont Avenue, which runs in a southwest to northeast direction, starts at Anderson Park and abuts Edgemont Park to the southwest; Edgemont Park is a township-owned and operated park set along Valley Road. Edgemont Avenue runs through residential neighborhoods. Parkside Street runs along the southwest edge of Anderson Park and Princeton Place, Carteret Street, Edgemont Avenue, and Oakcroft Avenue intersect it. Oakcroft Avenue is set at an angle to align with the railroad tracks to its east. Set between Oakcroft Avenue, the east boundary, and North Mountain Avenue, the west boundary, of the survey area are Brookfield and Godfrey Roads; of the streets between North Mountain and Oakcroft Avenues that T at Parkside, only Edgemont runs through beyond Brookfield Road. North Mountain Avenue, Brookfield Road, and a portion of Edgemont Avenue were laid out and starting to be developed prior to 1904 with the railroad present along the eastern boundary. By 1906, Anderson Park was laid out with houses along North Mountain Avenue and Brookfield Road and plots sketched in adjacent to the park between North Mountain Avenue and the railroad track. The railroad is set on a raised bed and the grade rises to the west from the railroad up to North Mountain Avenue, which sits at the base of the Watchung Mountains. The survey area is composed primarily of single-family residences of medium to large size with a handful of two-family residences. The lots along Princeton Place and Edgemont Road are typically wider than the remaining streets so the houses tend to have a wider frontage and greater space between properties where the other streets have a closer rhythm of houses. The setbacks along each street are consistent throughout the survey area. Building heights are also consistent on the respective blocks and mostly two-and-one-half story in height with the houses with wider lots tending to be taller in height due to steeply-pitched roofs and higher floor-to-floor heights. There are a few one-and-one-half-story height buildings, but these are rare.

The streetscapes typically have concrete sidewalks on both sides with a grassy median between the sidewalk and the Belgian block street curbing except at Brookside Road, which retains a few sections of bluestone

sidewalk. Deciduous shade trees line the grassy median. All the electricity comes from overhead lines set within the grassy median and there is overhead street lighting attached to the utility poles. A small segment of Second River is present along Brookfield Road toward its east end.



Figure 5
View looking east along Godfrey Road from No. Mountain Avenue. (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 6
View looking northeast at the properties within in the survey area along No. Mountain Avenue.
(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 7
View looking north along Princeton Place at the intersection with Godfrey Road.
(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 8
Image of the brass plates inset in the concrete showing the road names.
(Image taken by: Margaret M. Hickey, AIA)



Figure 9
Detail view of the brass plates set in concrete: "Princeton Place". (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 10
View looking generally south at the intersection of Oakcroft Avenue, Parkside Street and beyond the hedge, Carteret Place. (Image taken by: Margaret M. Hickey, AIA)

SETTING

Built Environment of the Survey Area

Oakcroft Residential Area

Most of the housing stock found throughout the survey area is a fine representation of early-20th-century suburban residential architecture; the majority of the houses in the area utilized the features of the prevailing popular architectural styles of the period, such as Colonial Revival, Tudor Revival and Craftsman along with a handful of Queen Anne houses. The buildings date primarily from 1908 to 1929 except for a number of residences along North Mountain Avenue and Brookfield Road that were developed before Anderson Park and a handful of infill houses constructed in the 1950s and 1960s. The majority of buildings within the survey area retain the distinguishing characteristics of their type, style and method of construction; they also retain distinctive features such as gables, gambrels or dormers, porches, their overall massing, fenestration patterns, and their relationship with the street and their neighbors. There are a few buildings that have been modified in a manner that obscures their original features and finishes but for the most part, these are rare. There are several buildings with rear additions, but most are either not visible from the street or executed in a manner that is sympathetic to the original building. The use of synthetic siding and/or replacement windows and the enclosing of previously open or partially-enclosed front porches is common but not pervasive. There are numerous architect-designed residences that have seen very few changes since original construction. The building stock also appears to be well maintained including with manicured yards, which add to the aesthetic and can often enhance the architecture.

HISTORICAL OVERVIEW

Developmental History of Montclair

Montclair Township, a railroad suburb located along the First Watchung Mountain, has seen consistent and prolific development through much of its history with the majority of the residential areas remaining fairly static from the early-to-mid-20th century, while portions of the commercial areas, particularly those in the vicinity of Bloomfield Avenue, seeing significant high-density development through the last few decades of the 20th century and into the present century. While much of the Township reflects its development from the late-19th century through to today, Montclair's history dates to the 17th century. The current boundary of Montclair was part of the survey land located west of present-day Newark through to the ridge of the Watchungs performed by Jasper Crane in 1675. Crane and his family were descendants of early settlers to Connecticut that moved to and began to develop land in what are present-day Newark, the Oranges, Bloomfield, Belleville, Nutley, and Montclair in the mid-17th century. Montclair, initially referred to as Cranetown and included portions of present-day Glen Ridge and Bloomfield, was developed as populations in Newark increased. A "highway" was ordered to be laid from Newark as far as the mountain in 1681 and it is believed that development began around that time. Development formed around the two streams that stemmed from the Watchungs: Second River (later known as Toney's Brook) flowed through Cranetown in a southeasterly direction toward present-day Bloomfield (near Bloomfield Avenue), and Third River, which flowed from the northeast to the northwest into Bloomfield (nearer present-day Nutley). Both rivers discharged to the Passaic River (at present-day Belleville). By 1697, there were at least a few residences at the head of the Second River owned by early settlers, such as Jasper Crane, Thomas Huntington, Samuel Kitchell, and Aaron Blatchley as noted when Azariah Crane applied for a tannery near their homes.[1] Whittemore, in his 1894 *History of Montclair Township,* names numerous properties throughout present-day Montclair that had at least been surveyed by their owners by 1700 but not necessarily developed, so there were only a handful of residents in the area into the early-18th century in Cranetown.

Throughout much of the 18th century, the area was settled for agricultural purposes and maintained a strong connection with Newark for goods and services, so growth was slow. However, it was not until after the American Revolution, during the growth toward economic independence regionally, that manufacturing, in the form of mills, developed along the two rivers. Israel Crane, a descendent of the original settlers, was the first to develop a cotton and woolen mill along Toney's Brook in 1812. In 1830, a local was quoted as noting that the Second and Third Rivers were a main source for the township's wealth and for its conversion into a primarily manufacturing village.[2] Development was also helped by the construction of the Newark and Pompton Turnpike in 1806, which helped to bring new residential and business development to the region. With this growth, the area had been renamed West Bloomfield in 1812 after Bloomfield separated from Newark. Because West Bloomfield was part of Bloomfield proper, most statistics reference both areas. However, the numbers are still significant; by 1832, the village of Bloomfield and West Bloomfield "contains about 1,600 inhabitants, above 250 dwellings, 2 hotels, an academy, boarding school, 4 large common schools, 12 stores, 1 Presbyterian Church, 2 Methodist churches, [one in Bloomfield and one in West

[1] Henry Whittemore, *History of Montclair Township. New Jersey; including the history of the families who have been identified with its growth and prosperity*, (New York: The Suburban Publishing Company, 1894), 20-21.
[2] Whittemore, 37.

HISTORICAL OVERVIEW

Bloomfield]; a very extensive trade,"[3] which included tanning, shoemaking, hat making, "and the following manufactories are considered annexed to the town – two woolen factories, 1 mahogany saw mill, 1 cotton mill, 1 rolling mill, 1 calico print works, 2 saw mills for ordinary work, 1 paper mill, 1 grist mill."[4] The introduction and expansion of manufacturing helped spur a change in the region from one of agriculture to one of increased manufacturing, but it was the introduction of the railroad that had the greatest impact to the region by spurring increased residential development for the wealthy and middleclass who were attracted to the "healthfulness of the locality and the beauty of its surroundings."[5]

The development, known originally as Cranetown, is only a part of the history of the development of Montclair Township in the 17th, 18th and early-19th centuries. While settlers from Connecticut were moving west from Newark to develop Cranetown, a large Dutch settlement was established in what is most of present-day Passaic County and included the portion of the town from present-day Watchung Avenue to the borders of Cedar Grove to the west and Clifton to the northeast. Numerous histories note (and appear to repeat each other) that the Dutch laid out their farmland in "parallel strips along the northern Newark border back to the mountain."[6] This area, currently referred to as Upper Montclair, was originally called Speertown, presumably after the Speer Family that owned a large amount of property in the area that is currently Montclair State University, the mountain range toward Cedar Grove, and the land east and west of Valley Road including Mt. Hebron cemetery. The two communities were connected by present-day Valley Road (also referred to as Speertown Road). According to one publication, in 1834 Speertown had "20 to 30 dwellings, one tavern, a Dutch Reformed Church, and a school,"[7] which was over a relatively large area reinforcing the understanding the village was primarily made up of family farms. Similar to many Dutch settlements in northeastern New Jersey, development was slow in most communities with a focus remaining on agricultural pursuits and aligned manufacturing, such as saw and grist mills, to support the local community well into the mid-19th century. For some communities, such as for the Dutch in Speertown, change in development was spurred by the arrival of the railroad; for others, despite integration with other communities with different cultural backgrounds, the increased reliance on the automobile, such as in towns located on the west edges of Bergen and Passaic Counties, was the driving force for suburban development.

With the introduction of the railroad in 1856 through the construction of the Morris and Essex Railroad, development in the region was focused more in West Bloomfield since the rail line connected West Bloomfield with Newark and ferry terminals to the east. With successful manufacturers, well-established educational institutions, and a long-established residential base in West Bloomfield, the introduction of the railroad may have been seen as a natural outgrowth of the work that preceded it.[8] Local residents encouraged its construction knowing it would increase property values and spur residential growth. The area was renamed Montclair in 1860, and in 1868 it separated from Bloomfield to form its own government. According to the "Historic Resources of Montclair Multiple Resource Area," initial increased development

[3] Whittemore, 38.
[4] Whittemore, 38 – 39.
[5] Whittemore, 39.
[6] Eleanor McArevey Price, "Historic Resources of Montclair Multiple Resource Area", National Register of Historic Places Inventory-Nomination Form, (Montclair, NJ: Preservation Montclair, 1986), Section 8, page 5.
[7] Price, Section 8, page 5.
[8] Price, Section 8, page 13.

was adjacent to the railroad stations and the new homes were of modest size built in some of the popular styles of the mid-to-late-19th century, such as Gothic Revival, Carpenter Gothic, Italianate, and Second Empire.[9]

For Upper Montclair, there was some focused development along Bellevue Avenue and Speertown Road by the mid-19th century. However, it was not until the introduction of the Greenwood Lake Railroad in 1873 that the village became a commuter suburb and began its integration with the region formerly known as Cranetown. It was at this time, with four railroad stations within the Montclair Township boundaries, that residential development grew even more rapidly, eventually touching most of the town by 1920; the last spurt of development for those areas that remained farmland occurred in the 1940s and 1950s, essentially capped by the growth and importance of the automobile. From the 1870s through to the Great Depression, the majority of the township was developed to attract wealthy and upper-middleclass residents; a few select areas developed for the working class that supported the waning manufacturing but mostly to house the servants that worked for these newly arrived upper and middle-class families. Simultaneous with the residential development came an increased demand for civic structures, religious institutions, and commercial areas. Between 1890 and 1920, several churches supporting a variety of denominations were constructed, with many churches and parish centers designed by the leading architectural firms of the period.[10] Since the Township was expansive, 6.3 square miles, and included the two villages of Speertown and Cranetown, commercial structures were built in clusters including Watchung Plaza, Upper Montclair, along Bloomfield Avenue creating a central business district, Grove Street, and in the vicinity of Pine Street at Glen Ridge Avenue and Bay Street. The commercial buildings from the late-19th to the early-20th century in each area were spaced close together and were of one to three stories except along Bloomfield Avenue where taller structures were found intermittently. Some were a mix of commercial buildings on the ground floor and apartments above with single and multi-family dwellings on the peripheral streets, especially along Bloomfield Avenue, Grove Street, and near Pine Street; these served as a buffer to neighborhoods that were predominantly made up of single-family residences. Newer immigrant communities, such as Irish in the mid-to-late-19th century and the Italians in the late-19th century, were relegated to these more densely populated areas, which later transitioned to predominantly African-American neighborhoods by the early-to-mid 20th century.

Although broad generalizations with regard to immigration in Montclair, the Irish worked in the limited manufacturing along Toney's Brook before Wheeler's Mill was closed in 1887 and the Italian immigrants were masons and other construction laborers contributing to the extensive building of the township's infrastructure, residences, and commercial structures. The African-American community was predominantly migrants from the southern states who came to Montclair for the various forms of employment available. According to the *Montclair African-American History Resource Guide* prepared for the Montclair Public Library, African-Americans came to Montclair to work not only as domestic help for the growing wealthy families in Montclair and surrounding towns but for other employment. Oral histories performed as part of that study showed workers in both the public sector as teachers, firefighters, and postal workers, and in the

[9] Price, Section 8, page 22.
[10] Price, Section 7, page 179.

private sector as secretaries, chemists, bankers, nurses, and numerous others.[11] Many workers were often the first to hold their position in town. Montclair also offered opportunities for private business especially on Bloomfield Avenue and in the South End. Despite these opportunities, these new migrants and their growing families experienced racism and, in particular, segregation in housing and business, creating distinct areas that were predominantly African-American. These residential patterns and segregation practices created four predominantly African-American neighborhoods: the South End, Frog Hollow, Pine Street, and North Fullerton/Forest Street.[12] Clubs and social organizations for African-American men and women were formed in the first half of the 20th century, such as veterans' organizations, sporting groups, civil rights and activist organizations, social halls, and business associations, to name a few. The African-American YWCA, founded in 1912, was the first YWCA charter given to African-American women in the United States.[13]

Residential growth was prolific Township-wide in the late-19th and early 20th-centuries and centered on the four train stations, but construction of a trolley line in 1898, which took years to develop from its initial charter in 1894 due public opposition, helped to better connect the former villages of Cranetown and Speertown, the working class with their more affluent neighbors, and Montclair residents with their neighbors in Glen Ridge and Caldwell. The rapid increase in residential construction at the turn of the 20th century is seen in the census data between 1900 and 1910. The population in 1900 was just under 14,000 and by 1910 had exceeded 21,000 people. As the areas around the train stations were built out, development spread to former agricultural land along the base of the mountain in Upper Montclair and at the south end of the Township. Where in the mid-19th century the architecture was typically vernacular in nature with only a handful of known architect-built residences, at the turn of the 20th century residences, civic buildings, churches and other construction was guided by architects, many of whom made Montclair home and were considered prominent in their field at the time. Numerous buildings were published in the professional journals touting their designs or the innovative use of the new technologies being employed in construction. The "Historic Resources of Montclair Multiple Resource Area" prepared in 1986 sufficiently summarizes the importance of the architecture and the numerous designers and builders who contributed to Montclair's architectural aesthetic and "contribute to the quality of the residential architecture."[14] The homes in the wealthier communities tended to employ the popular architectural styles of the period, with Tudor Revival, Colonial Revival, Shingle, Queen Anne, and Craftsman being the most prevalent. The use of plan books and simplified versions of the styles were also used for single-family residences that were constructed by developers for the newly arriving middle-class families. These developments strived to offer the same quality of construction and architectural styling as the larger architect-built homes but on smaller lots for more affordable prices.

In the immigrant and the growing African-American neighborhoods of the early-20th century, two- and three-family residences and low-rise walk-up apartment buildings were being constructed to meet the demands and to provide affordable housing. The multi-family houses were typically two to two-and-one-half stories

[11] Elizabeth Shepard, Ed. & Author, Asantewaa Gail Harris, Kenneth French, Co. Authors, *Montclair African-American History Resource Guide*, (Montclair, NJ: Montclair Public Library, 2002), 128.
[12] Shepard, 123.
[13] Shepard, 42.
[14] Price, Form, 3.

and featured either a common entrance or two separate entrances, a front porch or stoop, private living facilities, typically one unit on the first floor and additional units on the upper floors, simple (repetitive) floor plans, and simple detailing but reflecting a residence rather than an apartment building. The low-rise walk-up apartment buildings reflected a departure from the tenement buildings found in neighboring cities in the 19th century by offering improved window exposure, better plan layouts including private kitchens and baths, and repetitive layouts along a double-loaded corridor at each floor level. They were often constructed to maximize the property by building on or close to the property line and therefore often lacked fenestration on their side elevations to allow for other construction to abut. Nationally, and this could be applied to Montclair, both the multi-family residences and the low-rise apartment buildings were constructed to provide housing to working and middle-class families and a building solution to address the needs of rapid expansion. These buildings afforded an efficient use of land that was becoming scarce in rapidly developing suburbs while also taking advantage of the availability of public transit and infrastructure. Often the architecture was articulated using the popular architectural styles from the period but in a simpler form. It was the execution of these buildings in plan form, repetitive and with only basic accommodations that made them both desirable and affordable to working- and middle-class individuals and families.[15]

The diverse architecture in terms of scale and use of style elements in Montclair in the upper and middle-class neighborhoods as well as in the working-class neighborhoods led to interesting, full-formed streetscapes by the mid-20th century. Montclair faced some stagnation in the 1970s through to the early 2000s brought about by the lack of newly buildable land forcing residential growth to move west in most of the state's early railroad suburbs, the fact that large houses were sometimes difficult to maintain due to high living and energy costs, and other national economic influences. Since the early 2000s, the Township has seen extensive growth particularly along its commercial center, Bloomfield Avenue, and some of the smaller commercial areas, such as Pine Street, due to improvements in rail transportation to New York City and an increase in high and moderate-rise apartment buildings that have spurred investment in commercial properties, investments in arts and cultural institutions, investment in individual homes as an outgrowth of higher property values, and an interest to maintain Montclair as a desirable residential community.

Development of the Oakcroft Survey Area

As previously noted, Upper Montclair remained rural with little development except along Bellevue Avenue and Speertown Road until the mid-19th century, and it was the introduction of the railroad that brought about an increase in residential development that was specifically constructed to attract upper and middle-class families to the area. The railroad was brought to Upper Montclair and other areas of Montclair not previously connected by rail through the efforts of local leaders. They created a new service, the Montclair Railway, in 1867 to rival the Morris & Essex Railroad that serviced primarily the former Cranetown area. Obtaining the financing proved difficult because the areas it served were underpopulated and projections of ridership were considered too low, around 2,000 people per day. Despite the obstacles, the railway was completed by 1872, with financing provided by the New York, Oswego and Midland Railroad Company at a cost of four million dollars, and it ran between Jersey City and Greenwood Lake, New York on a rail line provided through the Erie Railroad. The service did not make a profit, so the company was reorganized in

[15] Sally F. Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri", National Register of Historic Places Multiple Property Documentation Form, (Kansas City, MO: Sally Schwenk Associates, Inc., 2007), Section E, pages 30 – 32.

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1878 as the New York and Greenwood Lake Railway with greater control by the Erie Railroad. An article (or self-promotion) in the *New-York Tribune* in June 1911, called this line "the 'gateway to the mountain and lake region of Northern New Jersey.' It links to old Manhattan" to amongst others Bloomfield, Montclair, Upper Montclair and "many other picturesque suburban places."[16] by direct rail route.

By 1884, the first station was constructed at Upper Montclair and this was replaced with a larger station in 1892, which was expanded in 1899, in a design that worked with the architecture that was developing along Valley Road and Bellevue Avenue in the late-19th century, that is, the Tudor Revival style. The expansion and growth of the railroad station and service to the area corresponded with the residential growth in Upper Montclair in the late-19th and into the early-20th century.

The Upper Montclair station, constructed at Bellevue Avenue along North Mountain Avenue, sits adjacent to Anderson Park. Anderson Park was created at the urging to Montclair Township by C.W. Anderson, a Montclair resident. The area chosen, from Bellevue Avenue to Watchung Avenue, and from the railroad right-of-way to North Mountain Avenue, was at that time a swampy area as it served as a drainage area for the runoff from the Watchung Mountains into Toney's Brook. A commission was created by Montclair Township to help develop the park and in their efforts to acquire land for it, ran into opposition from property owners so that the park did not realize the vision of Mr. Anderson in full; that is, the park did not extend to Watchung Avenue. The commission worked with the Olmsted Brothers in the park's development. Similar to Glenside Park, Anderson Park eventually fell under the auspices of the Essex County Park Commission, which developed a County-wide park system under the design leadership of the Olmsted Brothers in the early-20th century. By the time the park opened in 1905, the area was minimally populated; there were a number of residences constructed along both sides of North Mountain Avenue from the park boundary to Brookfield Road as well as a number of residences along Brookfield Road. According to "Building Oakcroft, A 'Residential Park'", ("Building Oakcroft") prepared by Lisanne Renner for the Friends of Anderson Park, there were plans for development by Marshall C. Kelley, a developer from Michigan, but nothing came to fruition. However, it was Aaron W. Godfrey who had the greatest impact on the property located south of Anderson Park. "Building Oakcroft", a valuable resource in the study of this area, notes that Godfrey was a dabbler in many industries before settling on real estate development. Godfrey, according to a *Montclair Times* article about his receiving an honorary degree from Princeton University, his alma mater, in 1931, noted he was born and raised in New York City and attended Columbia Preparatory School. After attending Princeton, he spent time in Mexico, worked as a reporter for the Philadelphia Press, as an editor for the Newark Evening News, and as an insurance agent for New York Life Insurance Company before becoming a developer in Montclair. The article touts his love of books and extensive library, and his involvement with Princeton including serving on the Council of Friends of the Princeton Library.[17] For much of the time while developing Oakcroft he was single and typically boarded in town[18]. According to the *Montclair Times* article, he married in 1928, had two children and was living in Glen Ridge at the time of the article.[19]

[16] "Has Mountain and Lake Charms: Realty Assets of the Great Suburban Region Traversed by the Greenwood Lake Division of the Erie Railroad", *New-York Tribune* (New York, New York, 4 June 1911), Sun, page. 67.
[17] "A.W. Godfrey Gets Honorary Degree", *The Montclair Times*, June 20, 1931. 1 and 11.
[18] Various references in the 1910 through 1926 city directories. Available from the Internet: http://www.digifind-it.com/montclair/Cd.php. Accessed: numerous dates during research period, 2019.
[19] "A.W. Godfrey Gets Honorary Degree", 11.

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A notice in the 26 October 1906 edition of the *New York Times*, stated that Godfrey had purchased five acres on the south side of Anderson Park from F.D. Lambie, and combined with other land purchases, owned a total of 18 acres upon which he planned to make improvements and construct new homes, specifically noting that concrete was to be largely used.[20] The notice also mentioned that 40 houses will begin in the spring.[21] As part of the work for the Oakcroft development, Godfrey, under the auspices of the Godfrey Land & Building Co., worked with the park commission and landscape architect firm to create a street between the park and his development. The final plan, as executed, was Parkside, which was laid out perpendicular to North Mountain Avenue with the homes facing the park, each having a 25-foot setback, and a sidewalk and median for trees.

In 1907, F. W. Crane surveyed the development as currently laid out with Princeton Place, an extension of Edgemont Road, and Carteret Street laid parallel to North Mountain Avenue; Godfrey Road set parallel to Parkside; and Oakcroft laid parallel at an angle with the existing railroad right-of-way. Construction began, as noted in the advertisement, in the spring of 1907. At the same time, a *Montclair Times* article in August 1907, specifically mentions the park commission was intending to build footpaths to align with Princeton Place, Edgemont Road, and Carteret Street so that residents of Oakcroft could have easy access to the railroad through Anderson Park.[22]

The Montclair Times touted the development in a 30 March 1907 article, stating 100 homes are to be built, and that they will be of high class. The article noted that work had begun on land clearing and sewer installation, and that the cellars for 20 houses will begin the following week. The value of the homes was to be between $5,000 and $9,000 dollars. The article further states that once the first 20 houses are constructed, which possibly would be ready for use by the fall, the others would soon follow.[23]

An advertisement published in the *New York Times* in 26 September 1908 reads, in part: "We challenge comparison of any homes of similar price in the entire Metropolitan District with our new cement homes at "Oakcroft", Upper Montclair, New Jersey. The Gem of all far-famed Orange Mountain Residential settlement."[24] The advertisement notes that it is a 25-acre residential development[25], in close proximity to the railroad station; that houses have sewer and the streets are paved; there are concrete sidewalks, curbs and gutters, and finished lawns; and the lots are 50 x 125 feet and larger with lot prices starting at $500. The description of the houses was as follows:

> "Oakcroft" houses are of the Elizabethan style of architecture with 9, 10, and 12 large rooms, as many spacious closets, 2 or 3 open fireplaces, 2 baths, hardwood trim, beamed ceilings, steam heat and big cozy verandas, dry cement cellars and big attics.

[20] "Concrete Houses at Upper Montclair", *The New York Times*, October 26, 1906, 14.
[21] "Concrete Houses at Upper Montclair", 14.
[22] "Oakcroft" is Building Up", *The Montclair Times*, 10 August 1907, (Saturday), 5.
[23] "Oakcroft" to be Opened Up", *The Montclair Times*, 30 March 1907 (Saturday), 1.
[24] Advertisement, *The New York Times*, 26 September 1908. (Posted by Godfrey Land and Building Company, Upper Montclair, NJ)
[25] It is unclear why the acreage increased to 25 from the original 18; it may be just an exaggeration to promote the area or they were including a portion of the park.

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> They are the best built and finished houses of their price within 40 miles of New York City Hall.[26]

In May 1909, an article in *The Montclair Times*, notes that nine homes were constructed and two were currently for sale and that Charles Jones, a lawyer who practiced in Newark[27], was building a new home at 10 Princeton Place, and three new houses were being constructed. In June 1909, there was a quarter-page advertisement in the Real Estate section of *The Montclair Times* for the development noting some of the homes were already purchased by "New York business men who, with their families, will prove desirable and agreeable neighbors, an important item to be considered in the selection of a permanent home."[28] These included, mentioned in the May 1909 article, "Mr. F.A. Dibble, a newspaper broker; John Brandon, banker; John Parrish, real estate broker; Archie H. Loomis, secretary to the President of the Farmers' Loan and Trust Company; Charles K. Winslow, with the United States Steel Corporation; J.H. Walker Lemkan, also a New York Businessman, and by Miss Agnes Smith."[29] The piece, references the location in relationship to the trolley line as well as the houses' amenities. To compare the two advertisements, the proximity to the railroad line is emphasized in the New York papers and the trolley line in the local papers. Mr. Godfrey and his company knew the audiences being appealed to in these advertisements.

By April 24, 1910, when a classified advertisement was posted in the *New York Times,* seventeen houses were built and more were being constructed. According to "Building Oakcroft", the Godfrey Land and Building Company was no longer building in the development by 1916. By this time approximately 47 houses had been constructed in the area so that Godfrey's company never fully realized the 100 properties that were to be developed. However, development continued into the 1920s and 1930s by other builders while Godfrey moved operations to other areas of Upper Montclair and other surrounding towns.

Six of the houses constructed during the heyday of building within "Oakcroft" were designed by one architectural firm, Freeman and Hasselman of New York. They designed 7, 14, 15, 18, and 19 Princeton Place and 124 Edgemont Road in Oakcroft. The January 1910 edition of *American Homes and Gardens* published a summary description of all six of the homes attributed to the firm. The article notes, "While the interior arrangement of all the houses is similar, the architects have designed the exteriors in different forms and styles in order to make each house sufficiently distinctive."[30] (It is interesting to note, one of the homes was referenced as Mr. Godfrey's residence[31] but according to the city directories, he appears to have never lived in this development; his offices were located at the corner of Godfrey Road and North Mountain Avenue.) This approach, similar plans with changes to the exterior so one house was distinctive from another, was carried through much of the district. In the advertisements, the houses are described as being of concrete; however, this was limited to the foundations. In actuality, the houses were of "frame construction covered

[26] Advertisement, *The New York Times*, 26 September 1908.
[27] *Directory of Montclair, Bloomfield, Caldwell, Essex Fells, Glen Ridge and Verona*, (Newark, NJ: The Price and Lee Co., 1910), various.
[28] "A House at Picturesque 'Oakcroft'", *The Montclair Times,* 26 June 1909, Real Estate Section, Page 2.
[29] "Oakcroft", *The Montclair Times,* 29 May 1909, Sat. Page 1. (Dibble lived at 15 Princeton Place.)
[30] Francis Durando Nichols, "Some Eastern Homes Costing from Seven to Eight Thousand Dollars", *American Homes and Gardens*, Vol. 7, 1910 Jan-Dec., (Jan., 19).
[31] Nichols, 19-20.

with cement stucco."[32] There was one home constructed of concrete. The Lambie Concrete House, constructed in 1912, is an Edison Experimental Concrete House. The house was constructed based on a 1908 patent by Thomas Edison in his effort to develop affordable yet attractive, durable and fire-resistant houses using reusable forms and cast-in-place concrete. Unfortunately, the efforts were unsuccessful due to numerous issues including the cost of the forms and the equipment needed to construct the buildings.

Alfred F. Norris, an architect who lived in Montclair, is attributed to one residence within Oakcroft, 22 Parkside Street. This impressive Tudor Revival home is larger than most of the residences in the survey area and distinctive for not only its size but the elaborate detailing of its front entrance. Alfred F. Norris, according to his obituary in 1915, designed between 400 and 500 houses within Montclair where he was a resident for 18 years. The obituary noted the impressions of his pastor, Dr. Armory Bradford, "he was more influential in beautifying the place than any other man. There was always dignity, restraint and solidity in his buildings, which have an air of permanence and the essential quality of home."[33]

Based on a review of the building permits combined with the field observations, there are numerous examples of other developers or contractor/builders working in Oakcroft that constructed several of the residences in the survey area. They often used a typical building plan and façade articulation and changed both slightly from one residence to the next. Some properties were set in a row and others were scattered amongst the area. For example, 41, 43, and 45 Brookfield Road, constructed in 1915, were built by F.B. Herman Fayen. Each residence is a simple Colonial Revival residence with either a side gable or side gambrel roof and a simple but different hood over the main entrance that was usually set off-center on the front façade. On the same block, Paul Gowan[34] constructed 49 and 53 Brookfield Road in 1913, which are two Craftsman style residences that are fairly identical. One of the more prolific builders that can be seen on several blocks is Thomas Curtis who is listed as carpenter and builder in the 1916 city directory. The permit cards indicate he is responsible for 16 and possibly 20 Carteret Street; 8 and 10 Godfrey Road; and 127 Edgemont Road as well as other property on Edgemont not in the survey area. Based on these examples, his work reflects the Colonial Revival style often with a main two-and-one-half story block with either a one-story or story-story extension or wing. The permits were pulled for most of these houses in 1915 with the one on Edgemont pulled in 1921. Other builders noted in the permit records include A.P. Clark, E.C. O'Neil, J.P. O'Neill, Widmark & Melin, and Peter Boon.[35]

The architecture within Oakcroft varied to a great extent with Tudor Revival, Craftsman, and Colonial Revival being the most prevalent through much of the 1910s, 1920s and 1930s so that by 1934 much of the development had been built out with a handful of housing being constructed after World War II as in-fill housing for previously undeveloped lots. One of the more distinctive residences constructed after World War II is 28 Parkside, which was constructed in 1946 by local architect Arthur Ramhurst; he is listed as the owner on the permit cards. This residence combines the dominant use of stucco found in the early development of Oakcroft with the clean lines and low massing typical of mid-century modern residences. The house, as a

[32] Nichols, 18.
[33] "Obituary of Alfred A. Norris", *The Montclair Times*, 22 May 1915, 1.
[34] The spelling is unclear.
[35] The spelling of the builders' names and the street addresses are not always clear or correct in the permit records.

result, works architecturally within the Oakcroft neighborhood but is also clearly reflective of its period of construction. Ramhurst worked extensively in Montclair and is attributed with designing the Bradner Pharmacy at Watchung Plaza.[36]

In looking at the city directories and census records from the 1910s to the 1940s, the residents of Brookfield Road, are a good reflection of the demographics of the development area, at least initially. Brookfield was developed prior to, during, and after Godfrey's role at Oakcroft and has a representative mix of both smaller homes, similar to those found along Godfrey and Oakcroft, and large-scale residences, similar to those found on Princeton Place, Parkside and Edgemont Road. The smaller homes were often owned by builders, clerks, and salespeople, and the census records show they often housed boarders. The larger homes, confirmed by Godfrey's advertisements, were occupied brokers, lawyers, and merchants. In addition to head of household and their families, many of the larger residences included live-in servants. The servants, typically one and sometimes two, were often women who served as maids, cooks or nannies, and represented the African-American community and immigrants from Northern Ireland, the Republic of Ireland, Scotland, and Germany. Inferred by the advertisements, the development was considered a restricted community and at least one deed specifically noted the property could not be sold to "any colored person or Italian", neither of these was unusual at the time of development. As a result, and as seen in the census records, many of those who owned the homes were American born.

Today, the Oakcroft Residential survey area retains a high degree of architectural integrity in both the individual houses and along the streetscape. For the most part, with some exceptions, the buildings retain their configuration, exterior finish materials and even their original windows and doors. There are several buildings with additions but most respect the original building by being placed on a secondary elevation or being smaller and set off from the original house at its front. The Oakcroft neighborhood today reflects much of the vision by Aaron W. Godfrey.

[36] Jennifer B. Leynes, "Township of Montclair, Watchung Plaza Historic Business District Nomination Report", (Cranbury, NJ, Richard Grubb & Associates, Inc., September 2012), 2-11.

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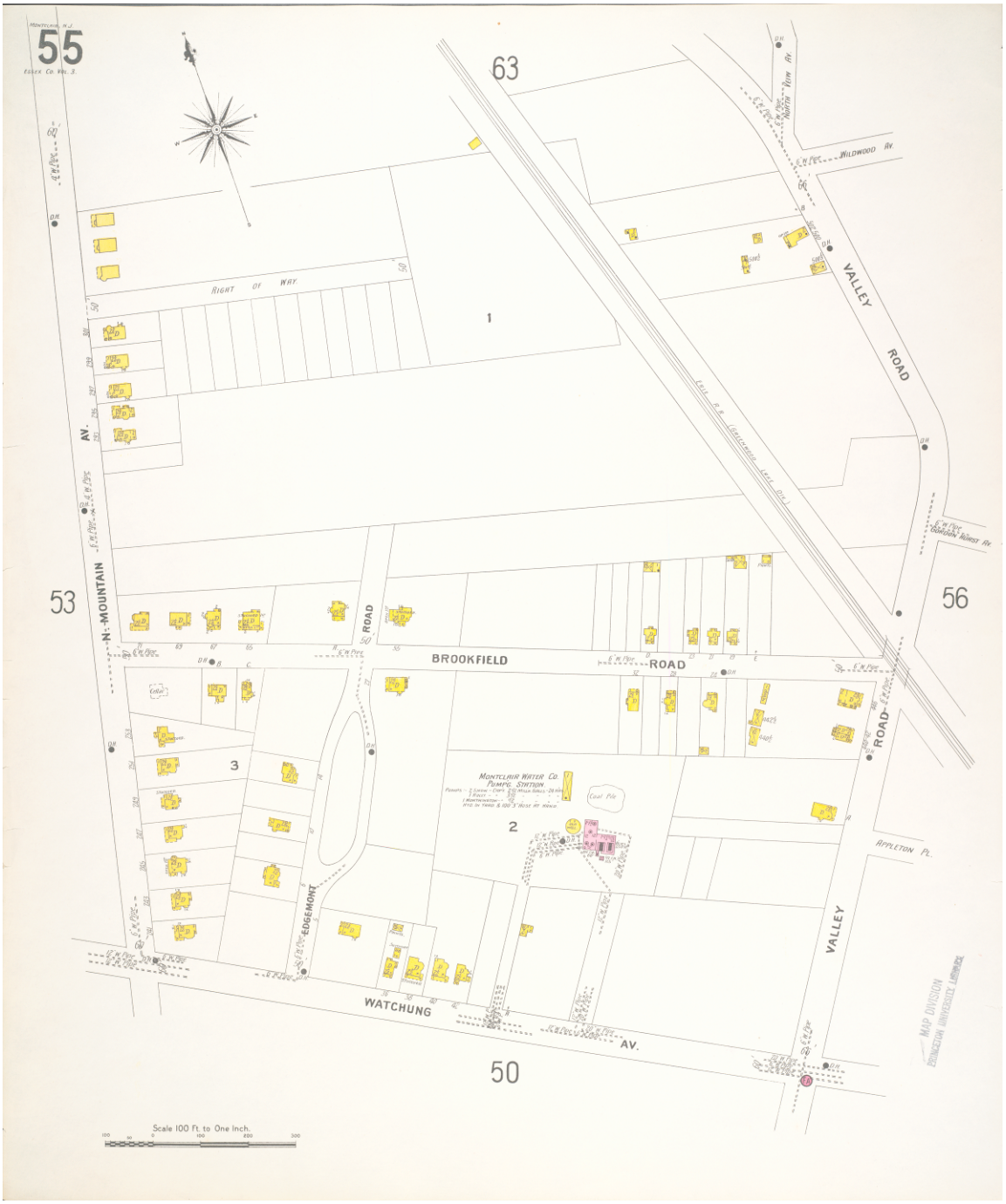


Figure 11

1907 Sanborn Fire Insurance Maps (Sheet 53) showing the Oakcroft Residential area just prior to development. (Credit Sanborn Map Company. *Sanborn Fire Insurance Maps*, *Essex County, Vol. 3.* New York, NY: Sanborn Map Company, 1907. Sheets 53. (Available from the Internet: Library.Princeton.Edu)

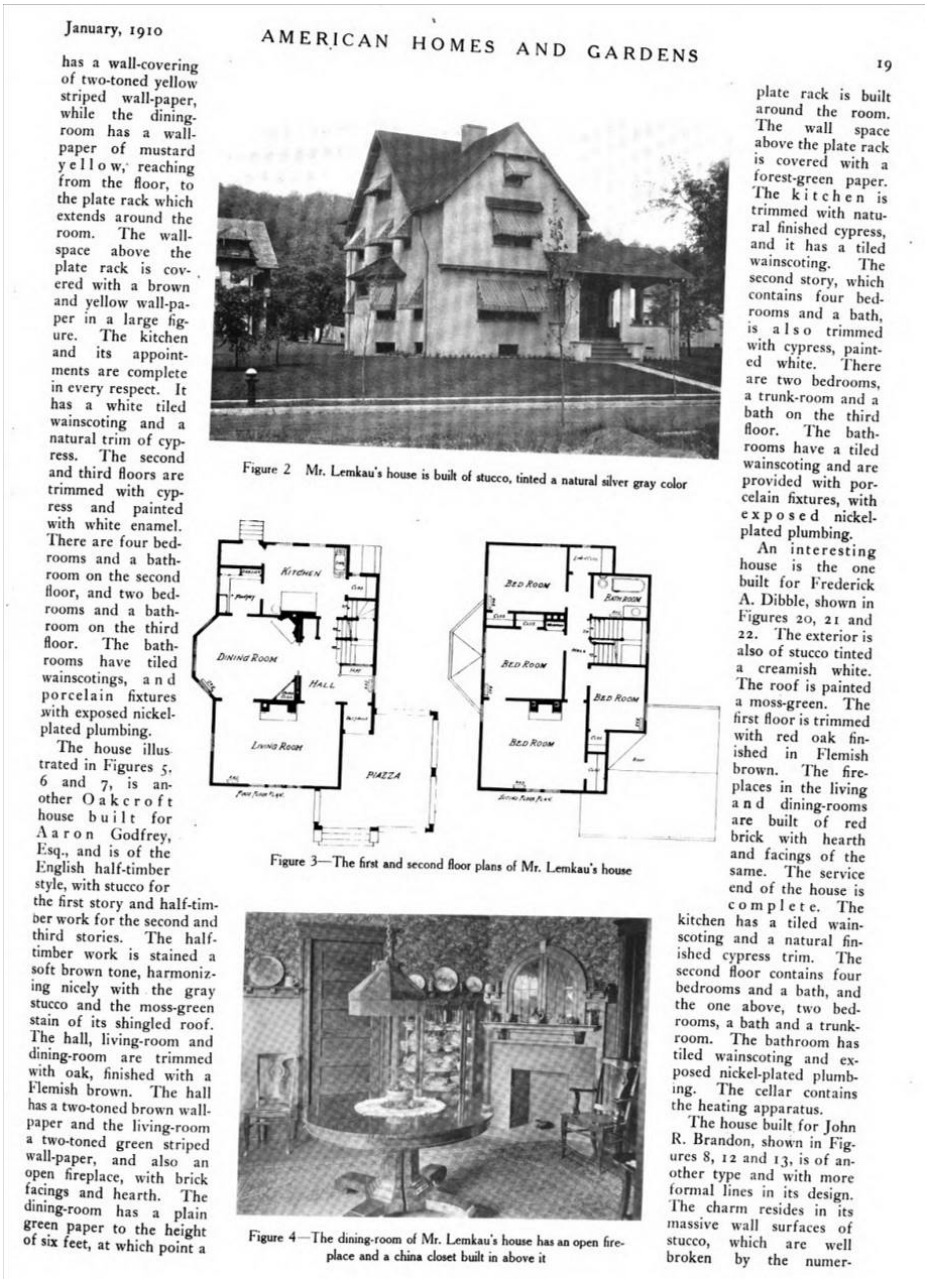
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Figure 12

1933 Real Estate Atlas of Montclair showing the Oakcroft Residential area just after approximately twenty-five years of consistent development. (Credit: Franklin Publishing Co. *Real Estate Atlas of Montclair, Glen Ridge, Cedar Grove & Verona, NJ*. Philadelphia, PA: Franklin Survey Co., 1933. (Montclair Public Library, Main Branch)

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has a wall-covering of two-toned yellow striped wall-paper, while the dining-room has a wall-paper of mustard yellow, reaching from the floor, to the plate rack which extends around the room. The wall-space above the plate rack is covered with a brown and yellow wall-paper in a large figure. The kitchen and its appointments are complete in every respect. It has a white tiled wainscoting and a natural trim of cypress. The second and third floors are trimmed with cypress and painted with white enamel. There are four bedrooms and a bath-room on the second floor, and two bedrooms and a bath-room on the third floor. The bath-rooms have tiled wainscotings, and porcelain fixtures with exposed nickel-plated plumbing.

The house illustrated in Figures 5, 6 and 7, is another Oakcroft house built for Aaron Godfrey, Esq., and is of the English half-timber style, with stucco for the first story and half-timber work for the second and third stories. The half-timber work is stained a soft brown tone, harmonizing nicely with the gray stucco and the moss-green stain of its shingled roof. The hall, living-room and dining-room are trimmed with oak, finished with a Flemish brown. The hall has a two-toned brown wall-paper and the living-room a two-toned green striped wall-paper, and also an open fireplace, with brick facings and hearth. The dining-room has a plain green paper to the height of six feet, at which point a

Figure 2 Mr. Lemkau's house is built of stucco, tinted a natural silver gray color

Figure 3—The first and second floor plans of Mr. Lemkau's house

Figure 4—The dining-room of Mr. Lemkau's house has an open fireplace and a china closet built in above it

plate rack is built around the room. The wall space above the plate rack is covered with a forest-green paper. The kitchen is trimmed with natural finished cypress, and it has a tiled wainscoting. The second story, which contains four bedrooms and a bath, is also trimmed with cypress, painted white. There are two bedrooms, a trunk-room and a bath on the third floor. The bath-rooms have a tiled wainscoting and are provided with porcelain fixtures, with exposed nickel-plated plumbing.

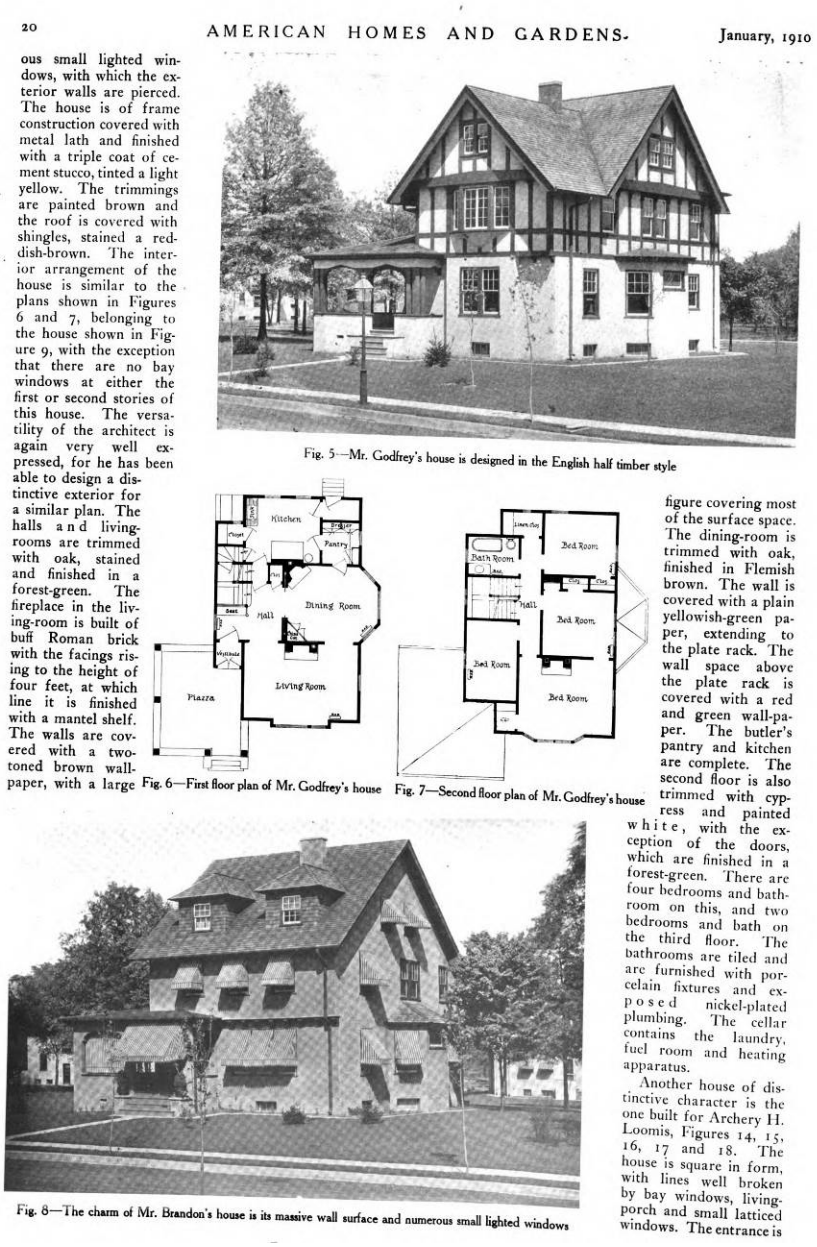
An interesting house is the one built for Frederick A. Dibble, shown in Figures 20, 21 and 22. The exterior is also of stucco tinted a creamish white. The roof is painted a moss-green. The first floor is trimmed with red oak finished in Flemish brown. The fireplaces in the living and dining-rooms are built of red brick with hearth and facings of the same. The service end of the house is complete. The kitchen has a tiled wainscoting and a natural finished cypress trim. The second floor contains four bedrooms and a bath, and the one above, two bedrooms, a bath and a trunk-room. The bathroom has tiled wainscoting and exposed nickel-plated plumbing. The cellar contains the heating apparatus.

The house built for John R. Brandon, shown in Figures 8, 12 and 13, is of another type and with more formal lines in its design. The charm resides in its massive wall surfaces of stucco, which are well broken by the numer-

Figure 13

An excerpt from 1910 article in *American Homes and Gardens* about some of the first residences constructed in Oakcroft that were designed by the architectural firm, Freeman and Hasselman of New York. The images here are of 124 Edgemont Road, which was constructed for J.H. Walter Lemkau, an attorney. (Credit: Nichols, Francis Durando. "Some Eastern Homes Costing from Seven to Eight Thousand Dollars." *American Homes and Gardens.* Vol. 7, 1910 Jan-Dec./Digitized by Google/Archived by the University of Michigan/Available from the Internet: https://babel.hathitrust.org/cgi/pt?id=mdp.39015031294815&view=1up&seq=5)

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ous small lighted windows, with which the exterior walls are pierced. The house is of frame construction covered with metal lath and finished with a triple coat of cement stucco, tinted a light yellow. The trimmings are painted brown and the roof is covered with shingles, stained a reddish-brown. The interior arrangement of the house is similar to the plans shown in Figures 6 and 7, belonging to the house shown in Figure 9, with the exception that there are no bay windows at either the first or second stories of this house. The versatility of the architect is again very well expressed, for he has been able to design a distinctive exterior for a similar plan. The halls and living-rooms are trimmed with oak, stained and finished in a forest-green. The fireplace in the living-room is built of buff Roman brick with the facings rising to the height of four feet, at which line it is finished with a mantel shelf. The walls are covered with a two-toned brown wall-paper, with a large figure covering most of the surface space. The dining-room is trimmed with oak, finished in Flemish brown. The wall is covered with a plain yellowish-green paper, extending to the plate rack. The wall space above the plate rack is covered with a red and green wall-paper. The butler's pantry and kitchen are complete. The second floor is also trimmed with cypress and painted white, with the exception of the doors, which are finished in a forest-green. There are four bedrooms and bathroom on this, and two bedrooms and bath on the third floor. The bathrooms are tiled and are furnished with porcelain fixtures and exposed nickel-plated plumbing. The cellar contains the laundry, fuel room and heating apparatus.

Another house of distinctive character is the one built for Archery H. Loomis, Figures 14, 15, 16, 17 and 18. The house is square in form, with lines well broken by bay windows, living-porch and small latticed windows. The entrance is

Fig. 5—Mr. Godfrey's house is designed in the English half timber style

Fig. 6—First floor plan of Mr. Godfrey's house

Fig. 7—Second floor plan of Mr. Godfrey's house

Fig. 8—The charm of Mr. Brandon's house is its massive wall surface and numerous small lighted windows

Figure 14

An excerpt from 1910 article in *American Homes and Gardens* about some of the first residences constructed in Oakcroft that were designed by the architectural firm, Freeman and Hasselman of New York. The images here are of 19 Princeton Place, which was constructed for William J. Brandon, a dry goods merchant in New York.

(Credit: Nichols, Francis Durando. "Some Eastern Homes Costing from Seven to Eight Thousand Dollars." *American Homes and Gardens.* Vol. 7, 1910 Jan-Dec./Digitized by Google/Archived by the University of Michigan/Available from the Internet: https://babel.hathitrust.org/cgi/pt?id=mdp.39015031294815&view=1up&seq=5)



Figure 15
Current image of 124 Edgemont Road, Montclair, which was one of the properties designed by the architectural firm, Freeman and Hasselman of New York. The most visible change since original construction is the enclosing of the front porch. (Image taken by: Thomas B. Connolly, AIA)



Figure 16
Current image of 19 Princeton Place, Montclair, which was one of the properties designed by the architectural firm, Freeman and Hasselman of New York. Although the building has been expanded, the addition was designed to fit with the original architecture. (Image taken by: Thomas B. Connolly, AIA)

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Figure 17
Current image of 49 Brookfield Road, Montclair, which was one of two residences constructed by the builder/contractor Paul Gowan in 1913. It is a sister to 53 Brookfield Road seen in Figure 18. (Image taken by: Thomas B. Connolly, AIA)



Figure 18
Current image of 53 Brookfield Road, Montclair, the sister of 49 Brookfield Road seen in Figure 17. (Image taken by: Thomas B. Connolly, AIA)



Figure 19
Current image of 8 Godfrey Road, Montclair, which was one of several residences constructed by the builder/contractor Thomas Curtis starting in 1915. This one is a sister to 10 Godfrey Road, its immediate neighbor seen in Figure 20. (Image taken by: Thomas B. Connolly, AIA)



Figure 20
Current image of 10 Godfrey Road, Montclair, the sister of 8 Godfrey Road seen in Figure 19.
(Image taken by: Thomas B. Connolly, AIA)

Architecture of the Survey Areas

The architecture of the Wheeler Street and Oakcroft Residential survey areas are a direct reflection of the demographics that they were built to serve. The residential buildings in the Wheeler Street survey area are of a high density set on narrow lots with limited frontage. They are a mix of two-and three-family residences and low-rise walk-up apartment buildings executed in the popular styles of the Colonial Revival, Dutch Colonial Revival, Craftsman and Italianate, and with a few Queen Anne examples, but adapted to these two housing types. The buildings in the Oakcroft survey area are primarily single-family residences set on large lots with substantial setbacks from the street and executed in the popular styles of the period, such as Tudor Revival, Craftsman, Dutch Colonial Revival, Colonial Revival and with a few Queen Anne and Shingle Style examples. Although each neighborhood is distinct from the other architecturally, both developed out of a need for housing spurred by increased development in Montclair due to advances in transportation, namely the railroad. The development in the Wheeler Street area was swift with most construction completed between 1910 and 1929, with some exceptions, while Oakcroft developed rapidly, it appears based on the newspaper articles not as quickly as Aaron Godfrey, the developer, had intended. Wheeler Street's development also appeared to be more organic from the onset with the housing constructed by individual builders rather than a development company using typical plan layouts for multi-family housing with applied detailing reflecting the popular architectural styles. Whereas Oakcroft was planned from the beginning using architect-designed plans as the bait to attract middle and upper-middle class residences, but once those first residences were constructed, growth became more organic while still following a model already set by Godfrey's development company.

Oakcroft Residential Area
The residences of Oakcroft, as previously noted, are single-family residences with a handful of exceptions along Brookfield Road. The architectural character of the development is fairly cohesive but there tends to be trends on each block as development evolved from pre-Godfrey along Brookfield Road and North Mountain Avenue, to the first residences constructed by Godfrey along Parkside Street, Princeton Place and Edgemont Road, and finally to slightly later development by builders along Godfrey Road, Carteret Street, and Oakcroft Road as well as infill along all of the streets.

The larger pre-Godfrey residences show a greater reliance on the features and massing of the Queen Anne, Colonial Revival and the Craftsman styles. These residences are often articulated in wood shingles, with a variety of window sizes and types, dramatic rooflines and all-encompassing porches; the massing and features either provide the buildings with great height as seen in 295, 301, and 305 North Mountain Avenue or an imposing massing as seen in 59, 63, and 65 Brookfield Road. There are a handful of residences at the east end of Brookfield Road that are smaller in scale and hold to a more traditional application of the Colonial Revival with simple gable or gambrel roofs, clapboard siding, and small porches, such as 21, 35, and 37 Brookfield Road.

The earliest buildings constructed by the Godfrey's development company are typically Craftsman and Tudor-Revival style residences articulated in plain stucco or stucco with half-timbering; with substantial attics under steeply-pitched gable and cross-gable roofs; windows of varying sizes to correspond with interior layouts;

and full-width, partial-width or wrap-around porches of one story that are often integrated with the main block to create flow between interior and exterior spaces. Chimneys are prominent features. Symmetry, although found at 25 Princeton Place and 130 Edgemont Road, is not a requirement and adds to the building's interest in the streetscape as seen at 7, 14, 15, and 19 Princeton Place, and 22 Parkside Street.

The later housing developed primarily in the teens, 20s and 30s, as found on most of the streets either as infill or one after the other, are predominantly of the Craftsman and Colonial Revival styles including the American Foursquare. Stucco remains as a finish material but there is a prevalence of clapboard siding along with some examples of shingle siding. The rooflines are more simplified, compared with the pre-1916 residences, with gables, gambrels, and hips adorned with a variety of dormer types. Porches remain an important feature and are dealt with in a variety of manners from just over the door, to full-width including a few examples that wrap around. The fenestration tends to be simpler with a greater emphasis on apparent symmetry. Original sashes have been retained in most of the houses, but replacement sashes are present including in vinyl as well as newer composite materials. There are numerous fine examples to point to within the district as the buildings from this period are more numerous, whereas the houses from the earlier years of Oakcroft's development tend to be more dominant due to their overall massing and prominent rooflines. Some of the finer examples of the Colonial Revival include 14 and 15 Godfrey Road, 16 Parkside Street, 2 and 9 Princeton Place, and 125 Edgemont; of the American Foursquare include 6 and 12 Godfrey Road; and of the Craftsman style include 10 Oakcroft Avenue, and 15 and 24 Carteret Street.

DATA SUMMARY

Results

Oakcroft Residential Area

- Based on the history and development of the Oakcroft Residential area, the proposed period of significance is 1906 to 1946. This is the time period when Aaron Godfrey began plans to develop this area adjacent to Anderson Park in response to increased residential development in Upper Montclair spurred by an expansion of commuter railroad service until the last major single-family residence was constructed at the core of the area at 28 Parkside Street
- There are 104 properties in the Oakcroft Residential area and 92 of them have been deemed to be either contributing or key contributing resources where 12 properties were deemed non-contributing resources.
- The non-contributing resources were either constructed after the recommended period of significance of 1906 to 1946 or were so radically altered at their front facades so that the original design intent can no longer be seen in the addition of the later material fabric.
- There are 14 key contributing resources. The properties have been given this designation due to either their ability to portray through their architecture the significance of the district or, are, individually, a fine example of their type with a high level of architectural integrity.
- Architecturally, the neighborhood is reflective of many single-family neighborhoods in Montclair. The houses are on substantial lots and express their architectural style with consistency but with a more singular voice on a few of the blocks within the area than one might find elsewhere in Montclair.
- The area was developed as an outgrowth of Anderson Park, so if a district is formed, consider including it in the boundary.
- The demographics could be of interest but not necessarily more than the architecture. The two should be looked at together.
- The grand goals of Aaron W. Godfrey in developing Oakcroft, 100 residences, versus the less than 50 developed by the time the company stopped developing in 1916 should be researched in relationship to those developments he was involved in after 1916. Did he lose interest because the profit margins were not as anticipated? Did he make adjustments in later developments based on lessons learned at Oakcroft? In a review of Real Estate sections at the time, there was significant competition; did these develop at a faster rate because the housing was different architecturally or was it a price that may have been more attractive to buyers?
- The level of integrity and the architectural detailing of the majority of the housing stock as well as the history of the development and the relationship to Anderson Park contribute to the potential for Oakcroft to become a National Register-listed historic district.

DATA SUMMARY

Determining Significance

Oakcroft Residential Area

The Oakcroft Residential Historic District was determined to have a period of significance from 1906, when Aaron Godfrey began his efforts to develop the area for upper-middleclass housing adjacent to the newly developed Anderson Park, to 1946, when the last major construction occurred at the corner of North Mountain Avenue and Parkside Street essentially filling out the development area with primarily single-family residences. Much of the housing stock within the survey area also continues to overall reflect this period of development and growth. There are pockets, especially along portions of Brookfield Road and North Mountain Avenue, where development had started prior to 1906, but this date represents the beginning of a specific manufactured development in what was formerly a drainage area for Second River and the runoff from Second Mountain. The developer, Aaron Godfrey, saw the construction of the railroad station at Upper Montclair and the development of Anderson Park as two important criteria for attracting residents and businessmen and their families in New York and neighboring towns to the region and offered architect-designed homes on substantial lots. He used the vocabulary of the popular architectural styles, namely the Tudor Revival, Craftsman and Colonial Revival, in the new homes constructed from 1907 to 1916. The builder-developers who constructed the infill housing after 1916 continued this tradition. The later housing was designed using the same styles, many on smaller lots and with a greater propensity for the Colonial Revival, in the articulation of the form and the detailing. The new housing offered every internal amenity for a family of means: yards, quiet tree-lined streets, and a nearby park in Upper Montclair, essentially a wealthy enclave in Montclair Township that saw widespread growth after the railroad arrived in 1873. The residences that were present prior to Godfrey's development began, reflect homes also built for the upper-middleclass in the late-19th century utilizing the popular styles of the period, such as the Queen Anne, Shingle and Tudor Revival. Their scale, massing and detailing work well with the scale, massing and detailing of those residences constructed for Godfrey between 1907 and 1916 and for the builder-developers through much of the 1920s and 1930s when national economic forces tampered the prolific growth seen until that time. The individual residences within the Oakcroft Residential Historic District, with some exceptions, are not necessarily unique and changes have occurred although for the most part in a sympathetic manner. As such, the architectural and historical value is seen primarily in the development as a collective whole and the high level of architectural integrity for the majority of the buildings within the district.

DATA SUMMARY

Table 1. Summary of Survey Data

Oakcroft Residential Area

The following table lists all of the properties included in the proposed Oakcroft Residential Area Historic District. The table is sorted numerically by street address. Copies of Inventory Sheets for properties are included in Appendix A. A system of three categories has been established by the New Jersey Historic Preservation Office, Key Contributing, Contributing and Non-contributing. The Montclair Historic Preservation Commission has established five categories, Key Contributing and Contributing, and three categories that would fall under as a subheading to Non-contributing: Harmonizing; Harmonizing (altered); and Intrusion. These are used to assess architectural and streetscape qualities of each structure and is defined as "status" in the following table. The following terms define these categories.

Key Contributing - The term "Key" is applied to those buildings which possess distinct architectural and historical significance, and which act as landmarks within the architectural matrix of the district.

Contributing - "Contributing" refers to buildings dating from the period of the District's significance (1906 -1946) which have some architectural and/or historical importance, or which visually contribute to the cohesiveness of the District's streetscapes.

Non-contributing – refers to building that were constructed after the period of significance or have been altered to no longer reflect their historic appearance. As noted, there are three subcategories for local districting purposes:

- Harmonizing- "Hamonizing" buildings are those from a later dating period.
- Harmonizing (altered)- "Harmonizing (altered)" buildings are those dating from the period of the District's significance (1906-1946) which have been significantly altered. Buildings in this category should undergo further investigation prior to Tax Act Certification.
- Intrusion- "Intrusions" are buildings or sites which are from a later dating period and do not contribute to the cohesiveness of the District's streetscapes.

Address	Block	Lot	ID Number	Type	Estimated Date of Construction	Contributing Status
15 Brookfield Road	1705	17	1344779427	1-family	1957	Non-contributing / Intrusion
17 Brookfield Road	1705	18	-49991000	2-family	1921	Contributing
19 Brookfield Road	1705	19	-2022910071	1-family	1906	Contributing
21 Brookfield Road	1705	20	740402775	1-family	1908	Contributing
23 Brookfield Road	1705	21	538732364	1-family	1899	Non-contributing

DATA SUMMARY

						/ Harmonizing (altered)
27 Brookfield Road	1705	22	-2134085539	1-family	1968	Non-contributing / Intrusion
29 Brookfield Road	1705	23	1461931610	1-family	1899	Contributing
31 Brookfield Road	1705	24	1578738131	1-family	1908	Contributing
33 Brookfield Road	1705	25	665125912	1-family	1912	Contributing
35 Brookfield Road	1705	26	-944814023	2-family	1907	Contributing
37 Brookfield Road	1705	27	1173547014	2-family	1907	Contributing
41 Brookfield Road	1705	28	-341299953	1-family	1915	Contributing
43 Brookfield Road	1705	29	-1110743644	1-family	1915	Contributing
45 Brookfield Road	1705	30	1326593493	1-family	1915	Contributing
47 Brookfield Road	1705	31	1322308722	1-family	1917	Contributing
49 Brookfield Road	1705	32	-602684405	1-family	1923	Contributing
53 Brookfield Road	1705	33	2103138288	1-family	1923	Contributing
59 Brookfield Road	1706	9	142661929	1-family	1916	Contributing
61 Brookfield Road	1706	10	2130772534	1-family	1954	Non-contributing / Harmonizing
63 Brookfield Road	1706	11	984213375	1-family	1905	Contributing
65 Brookfield Road	1706	12	-1701196972	1-family	c. 1902	Key Contributing
67 Brookfield Road	1706	13	-1967770171	1-family	1899	Contributing
69 Brookfield Road	1706	14	1855353250	1-family	1903	Contributing
71 Brookfield Road	1706	1	1712330033	1-family	c. 1910	Contributing
6 Carteret Street	1709	19	2002717676	1-family	1912	Contributing
7 Carteret Street	1710	6	-2014593468	1-family	1916	Contributing
8 Carteret Street	1709	18	1007772023	1-family	1916	Contributing
9 Carteret Street	1710	5	-1341068241	1-family	1914	Contributing
10 Carteret Street	1709	17	539612942	1-family	1924	Contributing
11 Carteret Street	1710	4	2041067430	1-family	1916	Contributing
15 Carteret Street	1710	3	-184927655	1-family	1930	Contributing
16 Carteret Street	1709	16	1948328033	1-family	1916	Contributing
17 Carteret Street	1710	2	-1293929800	1-family	1915	Contributing
18 Carteret Street	1709	15	-1394917920	1-family	1912	Contributing
19 Carteret Street	1710	1	1093947123	1-family	1922	Non-contributing / Harmonizing (altered)
20 Carteret Street	1709	14	-1936496709	1-family	1916	Contributing
22 Carteret Street	1709	13	832406754	1-family	1910	Contributing
24 Carteret Street	1709	12	1836506629	1-family	1923	Contributing
26 Carteret Street	1709	11	-893092716	1-family	1923	Contributing
28 Carteret Street	1709	10	-1689426497	1-family	1925	Contributing
91 Edgemont Road	1705	1	1720842861	1-family	c. 1903	Key Contributing
105 Edgemont Road	1709	1	-1152116473	1-family	1912	Contributing
106 Edgemont Road	1708	17	690172273	1-family	1917	Contributing
109 Edgemont Road	1709	2	-620449732	1-family	1916	Contributing
110 Edgemont Road	1708	16	155447980	1-family	c. 1910	Non-contributing

DATA SUMMARY

						/ Harmonizing (altered)
111 Edgemont Road	1709	3	-1725373811	1-family	1912	Contributing
114 Edgemont Road	1708	14	296851019	1-family	1910	Contributing
115 Edgemont Road	1709	4	1241153738	1-family	c. 1912	Contributing
117 Edgemont Road	1709	5	-784457853	1-family	c. 1913	Contributing
118 Edgemont Road	1708	13	1998690226	1-family	c. 1916	Contributing
119 Edgemont Road	1709	6	704330760	1-family	1913	Contributing
120 Edgemont Road	1708	12	-1199485419	1-family	c. 1912	Contributing
121 Edgemont Road	1709	7	-216482455	1-family	1916	Contributing
124 Edgemont Road	1708	11	-2125183260	1-family	c. 1909	Contributing
125 Edgemont Road	1709	8	46506358	1-family	1917	Contributing
127 Edgemont Road	1709	9	1340549248	1-family	1921	Contributing
130 Edgemont Road	1708	10	1493796219	1-family	1908	Contributing
2 Godfrey Road	1705	12	-2129755328	1-family	c. 1925	Non-contributing / Intrusion
3 Godfrey Road	1710	12	-473095362	1-family	1937	Non-contributing / Harmonizing (altered)
4 Godfrey Road	1705	11	-1443004773	1-family	1916	Contributing
5 Godfrey Road	1710	11	-2122454191	1-family	1912	Contributing
6 Godfrey Road	1705	10	724706114	1-family	c. 1916	Contributing
7 Godfrey Road	1710	10	-564692336	1-family	1914	Contributing
8 Godfrey Road	1705	9	1217417701	1-family	c. 1916	Contributing
9 Godfrey Road	1710	9	-1319127765	1-family	1922	Contributing
10 Godfrey Road	1705	8	-1011545100	1-family	c. 1917	Contributing
11 Godfrey Road	1710	8	-44605934	1-family	c. 1914	Contributing
12 Godfrey Road	1705	7	-1586352481	1-family	c. 1916	Contributing
14 Godfrey Road	1705	6	-2137982506	1-family	1923	Contributing
15 Godfrey Road	1710	7	-295597579	1-family	c. 1917	Contributing
16 Godfrey Road	1705	5	-1742597303	1-family	1912	Key Contributing
17 Godfrey Road	1709	20	-1083498371	1-family	1911	Contributing
20 Godfrey Road	1705	4	-333810328	1-family	c. 1916	Key Contributing
21 Godfrey Road	1709	21	1397031930	1-family	c. 1909	Contributing
22 Godfrey Road	1705	3	1737521763	1-family	c. 1919	Contributing
28 Godfrey Road	1705	2	1759965994	1-family	1909	Key Contributing
32 Godfrey Road	1706	8	-1875190072	1-family	1919	Contributing
34 Godfrey Road	1706	7	-1302936253	1-family	1912	Contributing
35 Godfrey Road	1708	18	-1059375394	1-family	1909	Contributing
36 Godfrey Road	1706	6	1157436810	1-family	c. 1912	Contributing
38 Godfrey Road	1706	5	1040810573	1-family	c. 1917	Contributing
40 Godfrey Road	1706	4	-1747622148	1-family	c. 1917	Contributing
42 Godfrey Road	1706	3	-1344101689	1-family	c. 1918	Contributing
44 Godfrey Road	1706	2	2065547166	1-family	c. 1918	Contributing
45 Godfrey Road	1707	17	1331445917	1-family	1921	Contributing
287 No. Mountain Avenue	1707	1	-1928922858	1-family	1924	Key Contributing

DATA SUMMARY

293 No. Mountain Avenue	1707	2	1703120095	1-family	1898	Contributing
295 No. Mountain Avenue	1707	3	628104500	1-family	1892	Contributing
297 No. Mountain Avenue	1707	4	-1745757659	1-family	1897	Contributing
299 No. Mountain Avenue	1707	5	-1883203966	1-family	1897	Contributing
301 No. Mountain Avenue	1707	6	-493666085	1-family	1900	Contributing
303 No. Mountain Avenue	1707	7	1561478535	1-family	1912	Key Contributing
305 No. Mountain Avenue	1707	8	1817770144	1-family	1900	Contributing
4 Oakcroft Avenue	1705	16	-786448790	1-family	1920	Contributing
10 Oakcroft Avenue	1705	14	1222122350	1-family	1922	Contributing
14 Oakcroft Avenue	1705	13	1232638529	1-family	1928	Contributing
22 Oakcroft Avenue	1710	13	1916331495	1-family	1930	Non-contributing / Harmonizing (altered)
24 Oakcroft Avenue	1710	14	1766716316	1-family	1927	Contributing
16 Parkside Street	1708	9	83807536	1-family	1927	Contributing
22 Parkside Street	1707	11	-986640434	1-family	1917	Key Contributing
28 Parkside Street	1707	9	50557985	1-family	1946	Key Contributing
2 Princeton Place	1707	16	28565644	1-family	1925	Contributing
3 Princeton Place	1708	1	-1417385574	1-family	1926	Contributing
6 Princeton Place	1707	15	694815895	1-family	1909	Contributing
7 Princeton Place	1708	2	27716627	1-family	1909	Non-contributing / Harmonizing (altered)
9 Princeton Place	1708	3		1-family	1919	Contributing
10 Princeton Place	1707	14	1200505518	1-family	1909	Contributing
11 Princeton Place	1708	4	1360960633	1-family	1926	Contributing
14 Princeton Place	1707	13	1510284929	1-family	c. 1909	Key Contributing
15 Princeton Place	1708	5	1144403782	1-family	c. 1909	Key Contributing
18 Princeton Place	1707	12	-982678852	1-family	c. 1909	Key Contributing
19 Princeton Place	1708	7	-1498375345	1-family	c. 1909	Contributing
25 Princeton Place	1708	8	726850359	1-family	c. 1910	Key Contributing

RECOMMENDATIONS

Oakcroft Residential Area

As discussed, the Oakcroft Residential area could be a historic district based on its developmental history and the extant architecture present that represents its development. The period of significance for such a focused area would be 1906 to 1946 because the architecture within the district best reflects this period of initial development. Significance would be established, at a minimum, under Criterion A, for the district's relationship to Montclair's broader development, and Criterion C, for the district's architectural heritage. For local designation, significance would be established under the following criteria:

1.) Are associated with events that have made a significant contribution to the broad patterns of our history;
3.) Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; and
5.) Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.[37]

A significant amount of historical research has been conducted by the Friends of Anderson Park and this research, along with the findings of this survey, provides a solid base for the preparation of a National Register nomination. A noted research hole that should be conducted as part of any nomination is to see if it can be determined why Aaron Godfrey stayed involved in the development area for just over ten years rather than stay on to when all properties were developed. Based on the research, he continued to develop neighborhoods in the area and it would be interesting to get a broad sense of their history to determine if Godfrey saw Oakcroft as a failed development and took the lessons learned to new endeavors, stayed a limited time in these other developments and saw his company as a primer for development, or there were other factors that impacted his decision to move on. The development of Anderson Park had a significant influence on the development in Oakcroft. Anderson Park is listed on the New Jersey and National Registers of Historic Places. Consideration should be given, in order to possibly strengthen a historic district nomination for Oakcroft, to include Anderson Park in the boundary. This would require a slight expansion of the period of significance to include its development but only by a few years.

Summary

In addressing the history and development of neighborhoods there is always new information available in the directories, oral history, census records, and other valuable historical records. As such, in the development of the Oakcroft Residential Area historic district nomination, a broadened approach to researching the history is required; such research needs to go beyond the architecture and delve into the cultural, economic and social histories, especially when reviewing history and development to establish significance under Criterion A for National Register designation. For Oakcroft, the district needs to be better placed in its development compared with others similar neighborhoods developed to attract upper and upper-middle-class families to Montclair broadly and Upper Montclair specifically.

[37] Montclair Township Ordinance: Part II, General Legislation/Zoning, Article XXIII Historic Preservation, Statute 347-135 Designation of buildings, structures, objects, sites and districts as historic.

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APPENDICES

APPENDIX A

SURVEY FORMS

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1344779427

Property Name: 15 BROOKFIELD ROAD **Ownership:** Private
Address: 15 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	17

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-story, single-family residence. A one-story two-car garage is located on the west side of the main block. The front elevation faces southwest toward Brookfield Road and the first floor is set a few steps above grade. The house is set at the corner of Oakcroft and Brookfield Roads. The property has a wide frontage with a side yard to the east and at the front with some substance. The foundation is red brick. The first floor is clad with the same brick on each of the street-facing elevations. The upper levels are clad with wood clapboard with mitered corners. The windows are one-over-one vinyl with flat-stock trim with a drip cap and projecting wood sill. The roof is a side gable with flush rake and a shallow eave clad with aluminum. The wood door with storm is set in the center bay and has an aluminum hood over the brick stoop with brick steps. The hood is supported by two open metal posts. To either side of the door are three grouped windows. The outer two windows are typical sashes and the center is a one-light picture wider than the outer two. The same windows are set directly above at the second floor. The garage door is a multi-panel overhead door with four bays of segmental arched lights within the door. The surround is brick similar to the first floor and the roof is a low slope partially used as a deck as evidenced by the metal railing enclosing a third of the roof. The west elevation of the main building has limited fenestration and includes a door opening to the deck. A brick chimney is set to the north. The east elevation of the main block has a pair of typical sashes in the south bay at each floor and a single window at the second floor in the north bay.
Constructed in 1957, the building is a vernacular residential building of the mid-20th century that was prevalent during post-World War II expansion. The garage is contemporary to the house; the doors are newer.

The building would be considered a non-contributing resource in a proposed district due to is lack of architectural distinction for residences of its type and period, and for construction outside the proposed period of significance for this district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

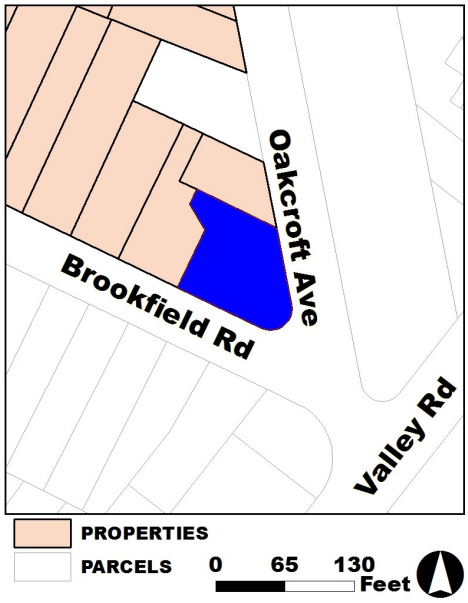
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -49991000

Property Name: 17 BROOKFIELD ROAD **Ownership:** Private
Address: 17 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	18

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

The core of this two-family residence is two bays wide by three bays deep, however it has three extensions. The two-story front extensions is set almost entirely in front of the core structure. The rear addition adds another bay to the core. The one-story garage is set to the east and extends the plan in an awkward fashion. The front elevation faces southwest toward Brookfield Road and the first floor is set several steps above grade. The foundation is parged concrete. The building is clad with synthetic siding with corner treatments. The windows are one-over-one vinyl sashes with flat-stock wood with square edge trim and a projecting wood sill. The roof is a side gable that overhangs on all sides and as a simple molded cornice and rake. A gabled dormer is set at the center of the roof. It is treated the same as the building and has two small one-over-one vinyl sashes. A chimney is set on the west elevation; it is painted brick. The front addition, located in the west and a portion of the east bay, is two stories with a front gable roof. All roofs are clad with asphalt shingles. As noted, the west bay is the front extension. It has four grouped typical sashes with mullions between at both the first and second floors. The windows, two grouped, are carried onto each the west and east elevation at the second floor. Two doors, set apart, are flush panel metal and share a brick stoop with limestone treads and metal railings. This is set under a shed roof supported by an aluminum-clad bracket. There is a single window at the second floor level over the west door. The two-car garage has an asymmetrical side roof that overhangs at the front, abuts the house on the west side, and has a flush rake on the east side. The doors are flush-panel synthetic with lights above. There is a two-story box projection on the west side in the center and northern-most bay, and regular fenestration throughout with one typical window in each bay including at the gable. Fenestration on the east elevation is limited to the second floor and attic level.

Constructed in 1921, the building has one documented extension, the garage which was added in 1925.

Originally constructed as a two-family residence, its plan articulation would be different from its neighbors but the scale of the building and the plain detailing align with the streetscape and the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

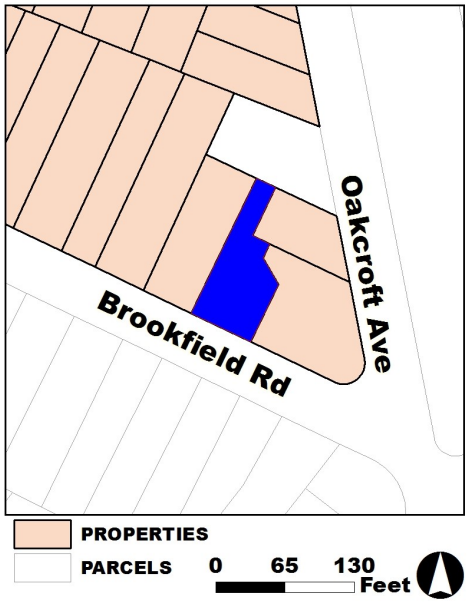
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2022910071

Property Name: 19 BROOKFIELD ROAD **Ownership:** Private
Address: 19 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	19

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story single-family residence in a muted Craftsman style. The front elevation faces southwest toward Brookfield Road and the front elevation is set several steps above grade. The house is set back from the street and there are a few steps at the sidewalk. The foundation is parged concrete. The body is wood clapboard with mitered corners. The windows are multi-light wood-hung sashes; the number of lights vary depending on the size of the opening. The trim is a flat stock with a square molded outer edge and a narrow projecting wood sill. The roof over the main section is cross gable with the front gable over the west bay. There is an almost flat section of roofing on the east side between the juncture of the two cross gables. All of the roofs are clad with asphalt shingles. The roofs overhang with a molded wood cornice and a full return on the gable creating a pent roof between the second and attic levels. The west bay includes a single opening with a 10-over-two hung sash off-center to the west. Set between the west and east bays is a one-light over two-panel door and adjacent to this a diamond-patterned hung sash. Both are set under a porch that extends one bay to the east and slightly wraps the corner. The roof is a hip that is clad with asphalt shingles. It is supported by three unequally-spaced columns at the front and one at the northeast corner. The columns have a simple molded capital and a wood plinth. The structure and deck are wood. A brick stair is set off-center in the wider west opening. The stairs have bluestone treads and a metal railing on both sides. The railing at the porch is traditional with a top and bottom rail and square wood balusters. The second floor fenestration consists of a pair of six-over-two wood-hung sashes (all of the windows have exterior storms) with a wide wood mullion. Below the small roof area, which projects slightly onto the porch roof, a single six-over-two wood-hung sash is set center. At the gable

end, there is a pair of four-over-one sashes with mullion. The west and east elevations have regular fenestration on each side. There is a two-story rear addition that projects on its east side about level with the front porch. It is set back from the porch so that most of the original building is visible.
According to the permit cards, construction for a new residence began in 1906 but there were permits pulled early after this for two extensions, one in 1909 and another in 1910; it is unclear what is core and what are extensions. Since 1910, the building has undergone one significant change: a two-story addition at the rear of the property. The addition follows many of the same details as found at the main building, but based on its relationship to the main house it is clear that it is an addition. From the permit records in The Montclair Times, it appears this addition may have been constructed in 1909. (The Montclair Times 6/26/1909). The owner at the time was Charles Rogghe, who was a painter and decorator by trade (1908 City Directory).
The building, including the rear addition since it was constructed in the period of significance, retains a high degree of architectural integrity and is a fine example of the Craftsman Style, but with muted detailing. As such, the building would be contributing resource in a historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

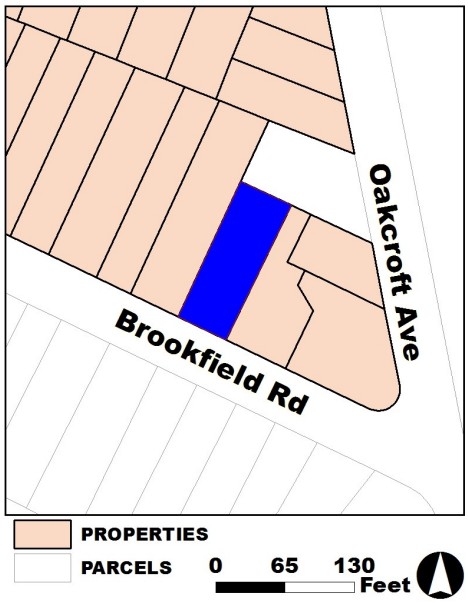
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 740402775

Property Name: 21 BROOKFIELD ROAD **Ownership:** Private
Address: 21 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	20

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, single-family residence. The front elevation faces southwest toward Brookfield Road and is set several steps above grade. The front lawn is moderate and set with a slight rise from the sidewalk. As such there are a few steps from the sidewalk up to the walk leading to the front door. The foundation is parged masonry. The exterior is finished with aluminum except at the enclosed porch, which is clad with vinyl. The sashes in the window openings vary. The trim at the main block is flat-stock with a deep architrave that overhangs the jambs slightly. The trim at the enclosed porch appears to be composite material with a molded cap at the architrave. The roof is a front gable clad with asphalt shingles. There are two cross gables aligned with each other in the north bay. The roof overhangs on all sides, and the cornice and rake are unadorned. There is a painted brick chimney near the front of the juncture of the three roofs and at the ridge of the front gable. The front porch is fully enclosed and has a hip roof clad with asphalt shingles. The porch has three bays. The west has a one-light-over-one panel wood door with fluted trim and just the top molded piece of an architrave. Set at the door is a wood stair with wood railings. The railing has a top and bottom rail with narrow newel posts with small pinnacle and turned balusters. Evenly spaced in the center and east bays are six-over-one vinyl sashes. At the second floor, the sash are one-over-one vinyl sashes; one in each bay. There is a small six-over-six wood-hung sash at the attic level. The fenestration on both the west and east elevations is regular.
Constructed in 1908, the most significant change is the front porch has been enclosed, and other changes include the application of synthetic siding and replacement of the windows with vinyl. The detailing of the window and door openings at the porch are not like the

original but this helps one to visually identify the change.
This building, despite some changes, continues to reflect its historic appearance in its fenestration pattern, roofline and other prominent details; therefore, it would be a contributing resource in a historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

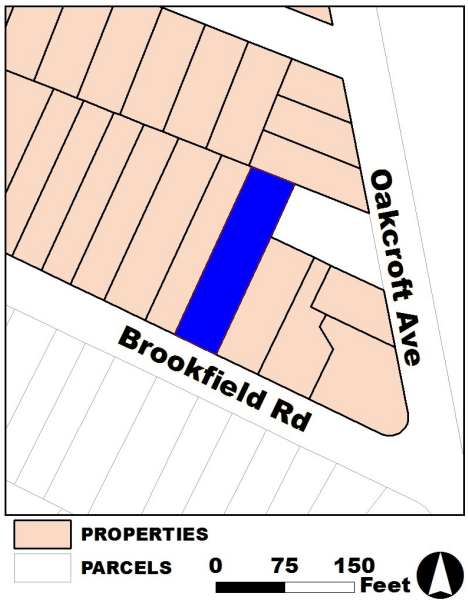
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 538732364

Property Name: 23 BROOKFIELD ROAD **Ownership:** Private
Address: 23 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	21

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story single-family residence. The front elevation faces southwest toward Brookfield Road and the first floor is set several steps above grade. The building is set back creating a lawn at the front, and a drive runs along the west side of the building. The foundation is painted brick and the building is clad with narrow clapboard siding with corner boards. The windows are typically two-over-two sashes that appears to be of composite materials. The trim is flat stock with a narrow sill, also appearing to be composite material. The roof is a front gable clad with asphalt shingles. It has a slight overhang with molded cornice. There is a cross gable at the rear, which is part of a two-story rear addition. A large shed dormer is set center of the main roof on its east side. It is clad similarly to the main building and has a pair of casement sash at its center. The first floor windows and door are set under a porch that has an enclosed second story added to it. The west and center bays each have typical sashes. The entrance, in the east bay, is a one-light over two-panel door with flat-stock wood trim. The porch frame and deck are wood supported by four equally spaced piers that support four columns above. Each column is square with a molded piece set one foot below the porch entablature, a plinth, and panels broken at the top molded piece, center, and below the rail. The railings have a top rail that carries across the columns, a bottom rail, and square balusters. The rail is carried down both side of the wood stair ending at two square newels, each with a cap, plinth and paneled shaft to match the porch columns. The porch roof projection overhangs slightly on all side. The addition above it is one story with a low-slope (possibly hip) roof with a similar roof overhang. Centered in each bay is a typical sash. A single small typical sash is located at the center of the gable end. The fenestration on the east elevation is sparse with two windows at the basement and only

three at the upper levels. The west elevation is similar except for a box bay projection in the second bay at the first floor, which has two typical windows.
Constructed in 1899, the building (reading under the additions) is a vernacular farmhouse that has been modified on all sides with the second floor addition at the front porch and the rear addition. Without touching the building, it is difficult to discern some of the materials, but all appear to be synthetic including the siding and the elements of the porch. (The property is first mentioned in the city directories in 1910.)
Although the house has 1899 origins, the changes to the building on all sides and the extensive use of synthetic materials, calls into question its level of architectural integrity. As such, this building is on-the-line between contributing and non-contributing leaning more toward non-contributing; if the siding were vinyl or aluminum, the chances the original material remaining underneath is high but application of synthetic material, such as cement fiber board, requires the removal of original materials.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

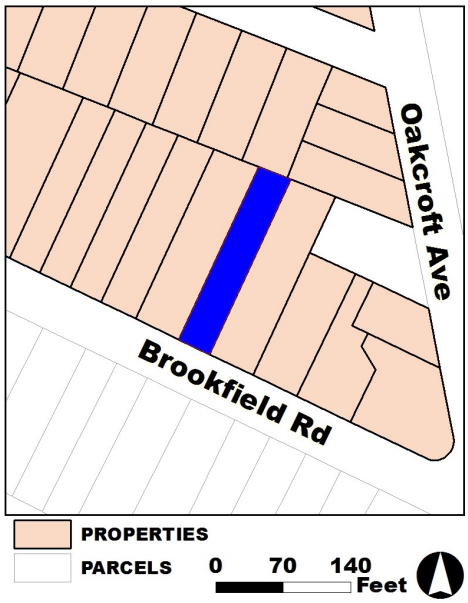
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2134085539

Property Name: 27 BROOKFIELD ROAD **Ownership:** Private
Address: 27 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	22

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep two-story residence with a one-bay rear shed extension. The front of the building faces southwest toward Brookfield Road and the first floor is set several steps above grade. The building is set back from the street for a moderate front lawn that is slightly raised above the sidewalk via a few steps. A shared driveway runs along the west side. The foundation is parged masonry, visible at the side elevation, and wood shingles above (with a wide exposure). At the front, the foundation and first floor are clad with red brick and the second floor overhangs slightly. The windows are one-over-one vinyl sashes with flat-stock wood trim and projecting sill except where noted. The roof is a shallow side gable clad with asphalt shingles with a slight overhang at the downward slope and a flush rake at the gable end. The entrance is recessed and set at the center bay. The jambs are splayed on both sides; the door is four-light over four-panel wood in a flat stock surround with three-light-over-one-light sidelights (both sides). The door is accessed by brick stairs with limestone treads at a landing. Metal railings are set to either side of the steps. In each of the outer two bays are four grouped casement sashes with narrow mullions. The trim is flat stock. There is a typical window in each of the outer bays. At the center, high on the wall is a small octagonal window. The fenestration on both side elevations is minimal. At the west, there is a pair of small casements at the first floor, one in the north bay, and one in the addition as well as two at the second floor, spaced together at the center. Similar at the east elevation, there is the same at the first floor except one is a small typical sash, the other is a pair of typical sashes, and there are three windows spaced apart at the second floor.
Constructed in 1968, the building is a vernacular residential building of the mid-20th century with some Colonial Revival detailing that was

prevalent during post-World War II expansion.
The building would be considered a non-contributing resource in a proposed district due to is lack of architectural distinction for residences of its type and period, and for a construction period outside of the recommended period of significance.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

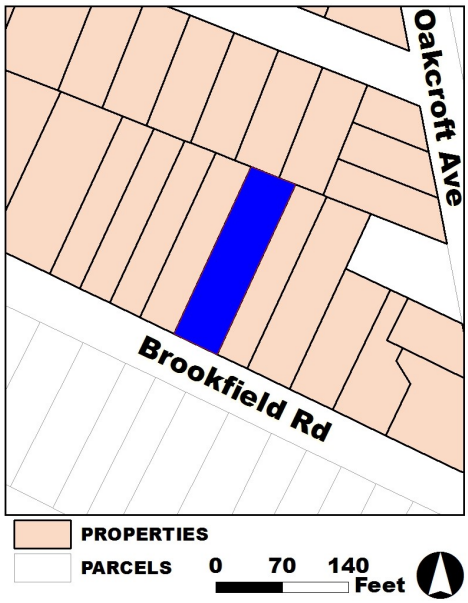
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1461931610

Property Name: 29 BROOKFIELD ROAD **Ownership:** Private
Address: 29 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	23

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story residence in the Craftsman style. The front of the building faces southwest toward Brookfield Road and the first floor is set several steps above grade. The building is set back from the street and on a shallow rise so there are concrete steps located off the sidewalk. A shared drive runs on the east side to a garage. The foundation is a painted rubble stone. The lower levels of the building are clad with wood clapboard siding with corner boards, and the gable ends are clad with wood shingles. The windows are one-over-one vinyl with flat-stock wood trim and a projecting wood sill. The roof is a cross gable with the front gable set lower than the side gable. There is a small gabled extension in the north bay on the east side that is inset from the larger gable. All the roofs are clad with asphalt shingles. The roof overhangs on all sides with the rafter tails exposed on the downward slopes. There is a slight detail molding at each point on the gable. The porch, which wraps almost fully to the east, abuts the gabled projection and is enclosed on all sides. It has a hip roof clad with asphalt shingles. The foundation is parged masonry. The body is clad similar to the main building. At the west bay is a storm door with two eight-light over one-panel sidelights with a full paneled transom. At the east end are a pair of typical sashes with a wide mullion. At the second floor there are two typical window openings in each bay of the gable end. A vent with a half-round head penetrates the gable peak. The fenestration on the west elevation is regular beginning at the second bay. The east elevation has more interest with the bump-out of the cross gable and the smaller second gamble extension creating layers. There are single and paired windows across the entire façade including three masonry openings with sashes at the basement level. The garage is two bays wide with a side-gable roof clad with asphalt shingles. Only one bay is visible, and that section is concrete

block with a large opening.
Constructed in 1899, the building retains a high degree of architectural integrity. The most significant change is the enclosing of the front porch, but the detailing remains in keeping with the original building. A minor change is the painting of the masonry foundation. (The property was first mentioned in the 1910 city directory but this does not mean the property did not exist prior to 1910 because the earlier directories mentioned a limited number of street addresses and property owners.)
Given the level of architectural integrity and the building's presence during the period of significance for the neighborhood, this building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

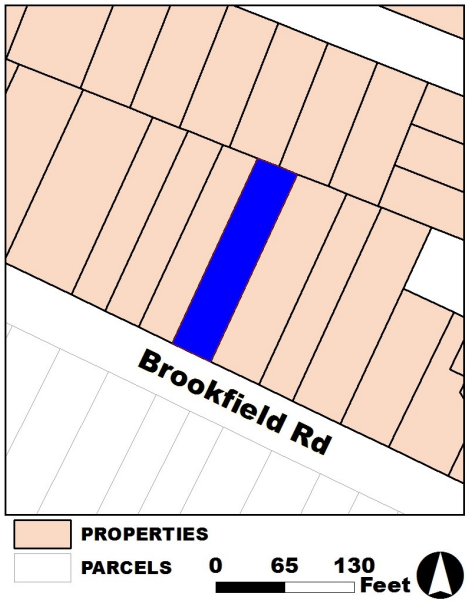
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1578738131

Property Name: 31 BROOKFIELD ROAD **Ownership:** Private
Address: 31 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	24

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half-story single-family residence. The front of the building faces southwest and the first floor is set several steps above grade. The garage is under the east bay so the grade slopes down from the street here but steps up where a path leads to the front entrance. The foundation is parged masonry. The building is clad with vinyl siding with corner treatment. The windows vary. The trim is typically flat stock vinyl with an edge mold. The roof is a cross gable clad with asphalt shingles and a shallow boxed overhang. The entry at the first floor is located in the west bay. It consists of a wood door with storm and a one-over-one vinyl sash immediately adjacent to its west. In the east bay are three grouped openings with a center picture window and two narrow six-over-six sashes. A pent roof, clad with asphalt shingles that extends at least two feet beyond the face of the building, is set between the first and second floor levels. At the second floor there is a six-over-six wood-hung sash in each bay. The fenestration at the west elevation is not readily visible due to vegetation. The east elevation has regular fenestration with a boxed bay about center of the first floor.
The Essex County tax records indicate the building was constructed in 1911; a building permit was pulled in 1908 by W. Chestnut for a new home and 1911 for a chicken house. The building is a vernacular building with some Colonial Revival detailing that has been changed primarily at its siding and the first floor fenestration at the front. The garage located under the building is a modification. Despite the changes, the siding changes are reversible and the form of the building is still evident in the primary elevations.
31 Brookfield Road would be a contributing resource in the historic district as its architectural detailing has continuity with its neighbors

and its original form remains evident.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

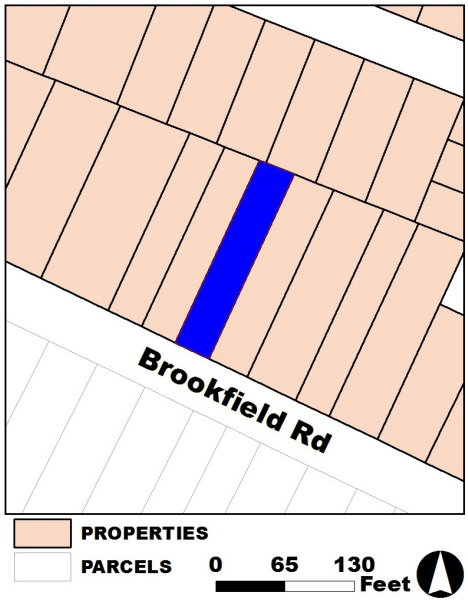
Other Designation Date:

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 665125912

Property Name: 33 BROOKFIELD ROAD **Ownership:** Private
Address: 33 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	25

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-story single-family residence in the Craftsman Style. The front elevation faces southwest toward Brookfield Road and the first floor is set several steps up from grade. The building is set very close to its neighbors and has a shallow front that steps up, so that two steps are set off from the sidewalk. There is a drive that sits in front of the house on the east side. The foundation is parged masonry. The first floor is finished with stucco. The second floor is finished with shingles. The windows are typically one-over-one wood-hung sashes with exterior storms, with some exceptions. The trim is typically flat-stock wood. The roof is a low-slung hip clad with asphalt that overhangs about one foot with flush soffits. A small gabled dormer is set at the center that is clad with shingles and has a four-light casement with molded architrave. The first floor at the front is dominated by a one-story porch whose flat roof also serves as an open porch at the second floor. The porch is enclosed but historically the stucco has dominated the façade with three wide piers that extend to the second floor to frame the metal railing at the second floor porch. In the west opening is a low wall with a stone sill and a single one-over-one sash set to either side of the door. The door is four-light over three-panel wood. The stair leading to it is concrete with limestone treads with metal railings to either side. The east bay holds three grouped typical sashes. At the second floor, the west bay is partially recessed and there is a typical window centered in the recess. Centered at the east bay is a recessed door of two-lights over two panels with two one-light sidelights and a one-light transom. The west elevation carries the windows of the first floor at the porch. There is regular fenestration with the center bay bumped out.

Constructed in 1912, despite its current somewhat unkept appearance, the elements of the Craftsman style remain and make for a distinctive building of the period. The railings at the upper balcony appear to be a modification.

The building is an interesting application of the Craftsman Style with a high level of integrity and would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

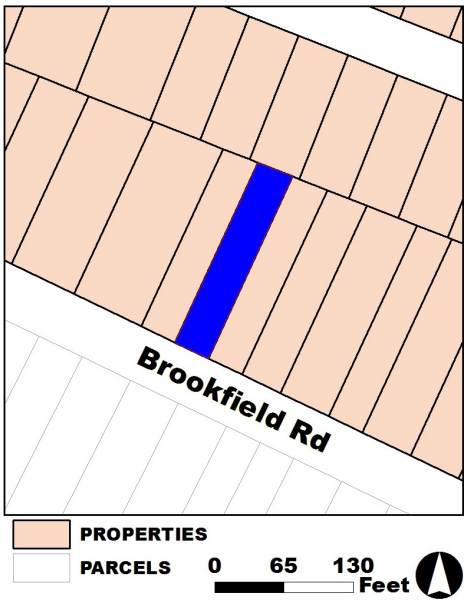
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -944814023

Property Name: 35 BROOKFIELD ROAD **Ownership:** Private
Address: 35 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	26

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay wide, two-and-one-half story two-family residence. The front elevation faces southwest toward Brookfield Road and the first floor is set a few steps above grade. The front of the building is set slightly back from the sidewalk and there is a narrow drive set in front of the house. The foundation is parged masonry. The building is clad with vinyl siding with corner treatments. The windows are one-over-one vinyl sashes with narrow flat-stock vinyl trim. The roof is a front-gable clad with asphalt shingles and also extends beyond the gable end at the front to create a pent roof across the attic level. The roof overhangs on all side and the soffits are clad with vinyl. There are two gabled dormers on the west side and one on the east side. The west dormers each have a small typical sash and the east dormer has a pair of typical windows. The dormer sides and fronts are finished with vinyl siding. A two-story bay window projection occupies the wider west bay at the front elevation. There is a typical window in each exposed bay at the first and second floors as well as a three-light wood awning sash at the basement level centered at the bay projection. An enclosed porch occupies the narrower east bay at the first floor. It engages a third of the bay projection and has a shed roof clad with asphalt shingles. The roof is supported by three unequally-spaced clad posts set on a low wall, which is also clad with vinyl siding. The door is set in the narrower east bay and is simply a screen door. On either side of the door is a narrow, hung sash. Wood stairs lead to the door, and a wood railing with turned newels at the bottom stair, square newels at the top stair with a top and bottom rail and turned balusters between is set to either side. To the west of the door is a pair of hung sashes with narrow mullion. On the side of the porch, a pair of narrow sashes with mullion is set between the building face and corner post. Off-center at the second floor is a single typical window opening.

Centered at the gable is a typical window opening. The side elevations have fairly regulation fenestration with a two-story bay set about center of the west elevation.
The Essex County tax records indicate a construction date of 1907 and this is confirmed by the city directories. The changes to the building, as evidenced by the architecture and similar neighboring properties, include the enclosing of the front porch, the application of synthetic siding, and the replacement of the windows.
This building is a "sister" to its neighbor, 37 Brookfield Road. The changes to the exterior cladding, replacement windows, and enclosing the porch are typical for the area and do not diminish the overall massing of the building. Additionally, its fenestration patterns have been retained and its position in the streetscape has been maintained; therefore, the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

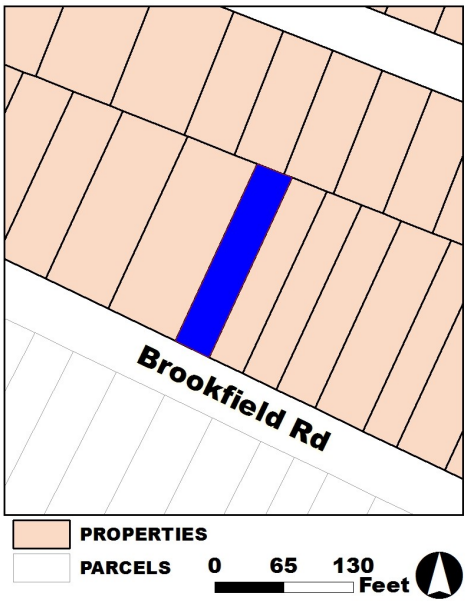
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1173547014

Property Name: 37 BROOKFIELD ROAD **Ownership:** Private
Address: 37 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	27

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay deep, two-and-one-half-story, two-family residence. The front of the building faces southwest toward Brookfield Road and the first floor is set several steps above grade. There is a shallow lawn at the front and a wide paved area of property to the west with a two-car garage set to the rear property line. The foundation is rock-faced brownstone. The building is clad with vinyl siding with narrow trim pieces. The windows are one-over-one vinyl sashes with false muntins and flat stock vinyl with edge mold and narrow clad sills. The roof is a front gable clad with asphalt shingles, has a deep projection that creates a pent roof below the gable, and wide soffits clad with vinyl. There are two cross gables, set slightly cattycorner from each other and with gable returns on the west and east sides of the roof. The front gable has two typical sashes set apart. The west gable has the same fenestration and the east gable has a pair of typical sashes separated by a mullion. A one-story porch spans the entire front of the building. It has a hip roof clad with asphalt shingles supported by three equally-spaced round columns with no capitals and a plain rounded base with square pedestal that rest on rock-face brownstone piers. The stairs are set center of the west bay and are wood with railings that appear to be composite materials; the railings have square newels and top and bottom rails with square balusters. The railing is continuous with the balustrade that spans the open ends of the porch. The porch deck appears to be wood with a wood skirt board. The two main entrance doors are set in the west bay. Each is a nine-light over two-panel door with exterior storm set in a wide wood surrounded with outer beaded mold. A two-story bay projection occupies the east bay and is set under the porch at the first floor, and is roofed by the overhang of the main roof. Each bay projection has a typical window opening. Centered in the west bay at the second floor is a single typical window opening. The

fenestration at the west elevation is irregular with three vinyl sliding sashes at the basement and various-sized openings in the center and rear bay, including a door in the north corner and mid-floor level windows at the center and toward the rear. The east elevation fenestration is more regular with either single or paired windows in each bay at both floors. The garage is two-bays wide with a side-gable roof clad with asphalt shingles. The walls are clad with vinyl siding and the garage doors are multi-panel metal overhead doors.

The Essex County tax records indicate a construction date of 1907 and this is confirmed by the city directories. Based on recent images of the building, the front porch railings were recently installed. The application of the vinyl siding, and the replacement of the porch columns, windows and doors appear to be older, late-20th century changes.

This building appears to be a "sister" to its neighbor, 35 Brookfield Road. The changes to the building including the exterior cladding, replacement windows, and modification to the porch elements are typical for the area and do not diminish the overall massing of the building. Its fenestration patterns and its position in the streetscape have been retained; as such, the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

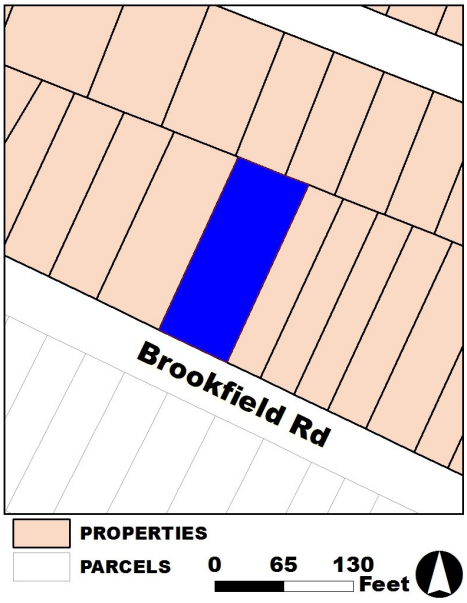
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -341299953

Property Name: 41 BROOKFIELD ROAD **Ownership:** Private
Address: 41 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	28

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three irregular-bay wide by two-bay deep, two-and-one-half-story single-family residence in the Colonial Revival style. The front of the building faces southwest toward Brookfield Road and the first floor is set a few steps above grade. There is a stretch of lawn between the sidewalk and the front of the building and a narrow drive on the east side that leads to a garage located at the rear of the property. The foundation is parged masonry. The building is clad with shingles. The windows are typically six-over-one wood-hung sashes with flat-stock wood trim with a drip cap and a narrow, molded projecting wood sill. The roof is a side gambrel clad with asphalt shingles with an almost full shed roof on the front sloping side. The front entrance, distinguished by a half-round hood with molded cornice and slight return that is supported by wood brackets, is set off-center to the west on the front elevation. The entrance is a six-light wood door and a five-light fanlight above and two panels below. The surround is detailed with two paneled pilasters set with molded capitals and plinths that align with the brackets. Set in line with the molded cornice is the top of the architrave, which is detailed with a molded cornice and narrow dentils. Access to the door is via a brick stair with shallow stoop and a metal railing on one side. Set immediately adjacent to the door surround on the west is a pair of typical sashes separated by a narrow wood mullion. Centered in the east bay are three grouped sashes with a wide center hung sash flanked by two, narrow, two-over-one hung sashes separated by wide wood mullions. Centered in each of the outer bays is a typical hung sash. The west elevation has a regular fenestration pattern with a typical window in each bay at the first and second floors and a half-round window with six panes, and the same trim as the typical windows with the added feature of a keystone. The fenestration at the east elevation is slightly more irregular with a grouped basement window opening in the north bay and a

small window in the north bay at the first floor. The garage is three irregular bays wide and one-and-one-half stories tall with a front gambrel roof and an east side extension forming the east bay. Centered in the two bays are overhead wood paneled doors with glass lights in the upper center panels. Above this is a loft door centered between the two garage doors; it has six lights above two panels with flat-stock wood trim. In the east extension, which is a shed roof, is a single six-light over one-panel wood door with flat-stock wood trim. The garage is finished with wood shingles to match the main house.
The Essex County tax records indicate a construction date of 1914 and a permit is pulled in 1915; the builder is F.B. Herman Fayen. The building overall appears little changed since original construction. The front door may be newer material fabric and there are noticeable repairs to the front stairs.
This building is a "sister" to its neighbor, 43 Brookfield Road. There are minimal changes to the building, and as a good example of a modest-sized single-family house with Colonial Revival detailing, the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

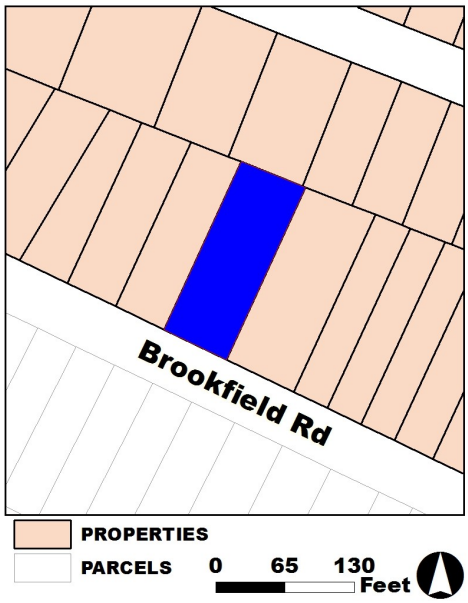
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1110743644

Property Name: 43 BROOKFIELD ROAD **Ownership:** Private
Address: 43 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	29

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three irregular-bay wide by three-bay deep, two-and-one-half-story single-family residence in the Colonial Revival style. The front of the building faces southwest toward Brookfield Road and the first floor is set a few steps above grade. There is a stretch of lawn between the sidewalk and the front of the building and a narrow drive on the west side that leads to a garage located at the rear of the property. The foundation is parged masonry. The building is clad with aluminum siding with a corner treatment. The windows are typically one-over-one hung sashes with false muntins in a six-over-one pattern. The trim is aluminum with an edge piece and a narrow sill. The roof is a side-gable clad with asphalt shingles and has an overhang on all sides with plain boxed cornice and aluminum clad soffits. An almost full shed dormer is set at the center of the front of the roof. Set between the first and second floors, almost full width, is a shallow pent roof clad with asphalt shingles and an aluminum-clad soffit. The front entrance, distinguished by a segmental-arched hood with flare and molded cornice set just below the cornice of the pent roof, is set off-center to the east on the front elevation. The door has a segmental arched head with a wide surround with inner and outer bead. The door is a 12-light over three-panel wood door and is accessed by brick stairs with limestone treads and metal railings set to each side. Set immediately to the east at the first floor is a pair of typical sashes separated by a narrow mullion. About center of the west bay at the first floor is the same paired sashes. At each end of the dormer at the second floor are typical single windows. A stucco-clad chimney is set toward the north on the west elevation. There is a series of typical sashes at each floor of varying sizes: three grouped basement sashes, and a fan at the gable end. There is a one-story extension with a shed roof set on the north elevation. The east elevation is similarly detailed with paired and single windows in each bay

and a small six-light casement sash at the gable end. The garage, only partially visible from the street, is two bays wide with a front gable and an almost full shed dormer. The building appears to be clad with vinyl with flat stock trim and features two garage doors set side-by-side and a small three-light awning above in the shed dormer.
The Essex County tax records indicate a construction date of 1914 and a permit is pulled in 1915; the builder is F.B. Herman Fayen. The changes to the building include the application of aluminum siding and trim, the replacement of the windows, and a small one-story addition at the rear of the building. The stairs to the front door have been rebuilt over time.
This building is a "sister" to its neighbor, 41 Brookfield Road. There are minimal changes to the building and as a good example of a modest-sized single-family house with Colonial Revival detailing, the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

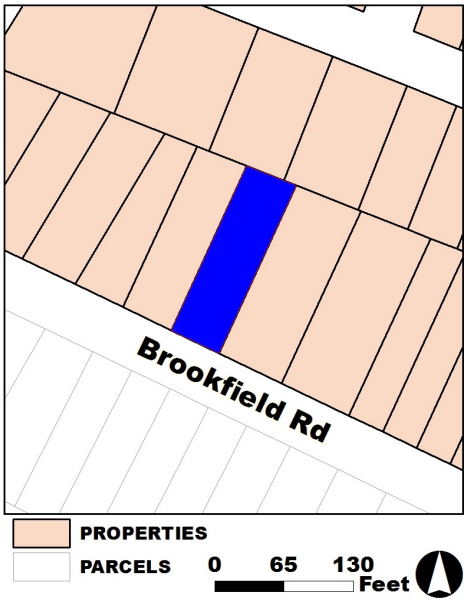
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1326593493

Property Name: 45 BROOKFIELD ROAD **Ownership:** Private
Address: 45 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	30

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay deep, two-and-one-half-story single-family residence in the Colonial Revival style. The front of the building faces southwest toward Brookfield Road and the first floor is set several steps above grade. There is a section of lawn at the front and a drive set to the east of the house leading to a garage at the rear of the property. The foundation is parged masonry. The building is clad with wood shingles. The windows are typically six-over-six wood-hung sashes with some exceptions. The trim is typically flat-stock with a drip cap and a narrow projecting wood sill. The roof is a side gambrel with a shed roof extending almost the full width at the front of the building. The roofs are clad with asphalt shingles and the roof overhangs slightly with cornice returns at both gambrel ends. The front door is set off-center to the west and is delineated by a gabled hood with molded cornice including a return and an arched inner molding that is supported by a shallow wood bracket. The brackets are set to either side of the door surround, which has deep molded architrave and molded trim at the jambs. A brick stair with metal railings leads to the front door. Set near to the door assembly on the west side is a large opening of a single pane of glass. Set center of the east bay at the first floor is the same, a single pane of glass in a large frame opening. At the second floor, a single typical sash is set at the west edge of the dormer and a pair of windows with wide wood mullion is set at the edge at the east end of the dormer. There is a single typical sash in each of the outer bays at the first and second floor with one anomaly: a clerestory window in the south bay at the first floor. There is also a wood fanlight window with a keystone at the gable end. At the east side, the first floor window in the south bay was in the process of being changed. Three three-light casement sashes are located in the rear bay at the first floor; this is an older window. There are three typical sashes, one large and two

small, in each bay at the second floor and a fanlight matching the west side at the gable end. A chimney is set to the rear of the east elevation. The garage is one-bay wide with a shallow front-gable roof and a rear west shed extension. The building is clad with wood shingles with an overhead wood paneled door in the garage bay.
The Essex County tax records indicate this building was constructed in 1914 but the permit card indicates a construction date of 1915; the builder is F.B. Herman Fayen. Some of the windows have been changed and the front stairs rebuilt. At the time of this survey, the building was being completely renovated, which may lead to more changes; their extent is unknown.
This building is a "sister" to its neighbors, 41 and 43 Brookfield Road. As of the preparation of this survey, the building would be considered a contributing resource in the historic district. It should be noted that the building was undergoing major renovations and this designation may change depending on the changes made to the building. This building has experienced more changes to its fenestration than its two "sister" neighbors especially at the front elevation.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

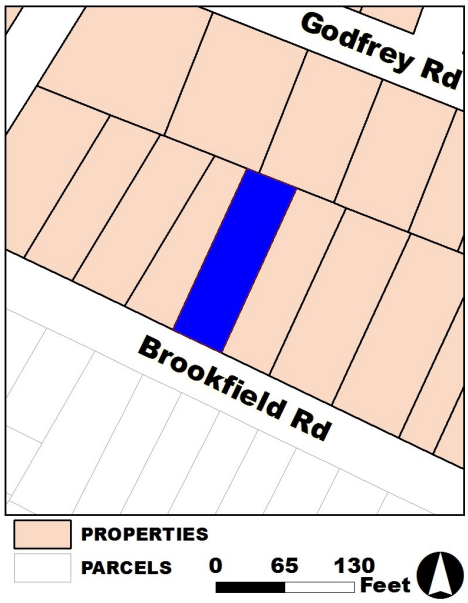
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1322308722

Property Name: 47 BROOKFIELD ROAD **Ownership:** Private
Address: 47 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	31

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-irregular-bay wide by three-bay deep, two-and-one-half-story single-family residence in the Colonial Revival style. The front of the building faces southwest toward Brookfield Road and the first floor is set a few steps above grade. There is a stretch of lawn between the sidewalk and the front of the building, and there is a narrow drive on the east side of the property. The foundation is parged masonry. The building is clad with vinyl siding with a corner treatment. The windows vary but are typically trimmed with narrow vinyl with a slightly projecting clad sill. The roof is a side gable clad with asphalt shingles and with an overhang on all sides with a sloping soffit at the front and rear and clad soffits at the gable end. An almost full shed dormer, similarly treated as the main roof, is set at the center of the front of the roof. Set between the first and second floor levels, almost full width, is a shallow pent roof clad with asphalt shingles and sloped soffit. The front entrance, distinguished by an extension of the shed pent roof supported by angled wood brackets, is set off-center to the east on the front elevation. The door is a modern metal with oval glass at the center and flat stock trim. The entrance is accessed by parged masonry stairs, and there are metal railings set only at both sides of the landing. Set immediately to the east at the first floor is a large sliding sash window. Set about center of the west bay at the first floor is a slight bow window with three vinyl casement sashes. At each end of the dormer at the second floor are typical one-over-one hung sashes with false muntins. A stucco-clad chimney is set toward the north on the west elevation. There is a series of hung sashes of varying sizes at each floor level: three grouped basement sashes and a small three-light casement sash at the gable end. There is a two-story extension with gable roof set on the north elevation. The east elevation is similarly detailed with the same sliding sashes in the south bay at the first floor, a single sash at each of the remaining bays at

the first and second floors, and a casement sash at the attic level. There are three square clerestory windows at the first floor in the two-story extension.
The Essex County tax records indicate this building was constructed in 1914 and the city directories confirm this construction date. The changes to the building include the application of vinyl siding and trim, the replacement of the windows and front door, some changes to the fenestration at the southeast corner, and a moderate-sized two-story addition at the rear of the building. The stairs to the front door have been rebuilt over time.
This building is a "sister" to a number of its neighbors, but 43 Brookfield Road shares more of the detailing, especially at the roof, than the other similar "sister" residences. This building has experienced more changes in its fenestration, especially at the first floor, than the neighboring properties but remains a good example of a modest-sized single-family house with Colonial Revival detailing; as a result, the building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

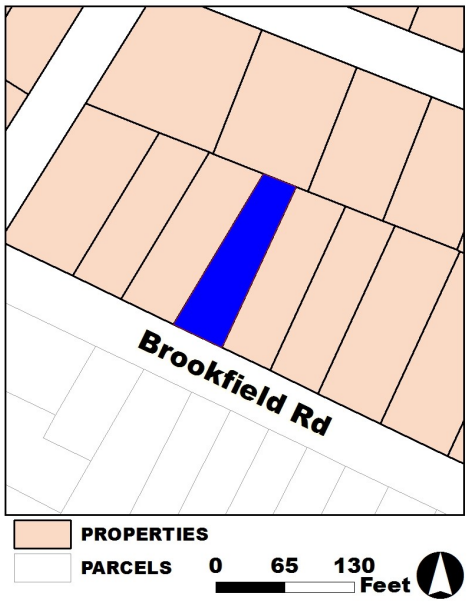
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -602684405

Property Name: 49 BROOKFIELD ROAD **Ownership:** Private
Address: 49 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	32

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half-story single-family residence in the Craftsman style. The front elevation faces southwest toward Brookfield Road and the first floor is several steps above grade. There is a shallow stretch of lawn at the front and sides and a drive is set to the west of the house. There is a garage at the rear. The foundation is parged masonry. The building is clad with wood clapboard siding with mitered edges at the first floor and wood shingles at the second floor; a barge board is set between the first and second levels and the shingles are set over the board creating a very slight flare. The windows are typically six-over-one wood-hung sashes with some exceptions. The trim is flat stock with a drip cap and a narrow projecting wood sill. The roof is a side gable with a large dormer set at the center with a jerkinhead gable. Both roofs are clad with asphalt shingles and each has a deep overhang on all sides. The sloping sides have exposed rafter tails with the rake aligned and detailed the same as the rafters. A small skylight is set to the east of the dormer. At the front there is a one-story extension with a shed roof that returns to a small pent on each side and whose entablature aligns with the barge board set between the first and second levels at the main block. The west bay encompasses the porch and the east side is enclosed. The porch has a low wall clad with wood clapboards and a corner support also clad with clapboards. The low wall is capped with a wood board. The door, six-panel wood, is set center of the porch at the main block and aligned with it are brick stairs with limestone treads and metal railings, which lead to the wood framed deck. The east bay is clad the same as the main block and the siding is continuous with the low wall at the porch. Centered on the south elevation are three grouped typical sashes separated by a wide wood mullion. In each of the east and west sides are paired typical sashes with wide wood mullions. Centered at the second floor are three

grouped typical sashes, narrower than the windows on the first floor. Flanking on either side set under the sweep of the main roof are square, four-light casement sashes; one in each end of the front elevation. The dormer, which is clad with wood shingles, has a pair of typical hung sashes. Centered on the west side is a nine-light over two-panel wood door set just at grade. Above this is a box projection with hip roof and a small typical sash at its center. This box projection is set between the first and second floor levels. To the south at the first floor is a pair of typical sashes, and to the north is a single sash. A single typical sash occupies the south bay at the second floor and a small hung sash is set at the gable end. There is a one-story shed extension with shallow porch set under the same roof at the rear; this appears to be original to the building. The east elevation has a large brick chimney centered on the south bay and small rectangular four-light sashes on either side. At the center bay are a pair of typical sashes set apart and a single window at the far north end. At the second floor there are two windows, one in the center bay and one in the north bay. A pair of sashes is set at the gable end. The garage is one-bay wide with a shallow front gable, and the body of the building is clad with narrow clapboard siding with corner boards.

The Essex County tax records indicate a construction date of 1923 and this is confirmed by the city directories. There is no evidence of significant alterations either in the map evidence or the architecture. This building is a "sister" to its neighbor at 53 Brookfield Road and appears to have been constructed by the same builder, Paul Gowan (spelling unclear) according to the buiding permit cards.

The building is a fine example of a medium-sized residence articulated in the Craftsman style as evidenced in the articulation of the siding materials, the sweeping roof with exposed rafter tails and board soffits, the jerkinhead roof at the dormer, and somewhat playful articulation of the fenestration especially at the front elevation. The building would be a contributing resource in the historic district.

Setting:

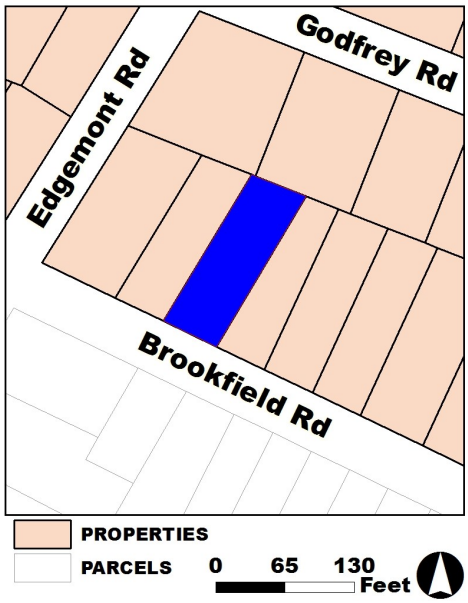
Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:	**National Historic Landmark?:** ☐		
	National Register:	**SHPO Opinion:**	
	New Jersey Register:	**Local Designation:**	
	Determination of Eligibility:	**Other Designation:**	
	Certification of Eligibility:	**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?** ☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 2103138288

Property Name: 53 BROOKFIELD ROAD **Ownership:** Private
Address: 53 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	33

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half-story single-family residence in the Craftsman style. The front elevation faces southwest toward Brookfield Road and the first floor is several steps above grade. There is a shallow stretch of lawn at the front and sides, and a drive is set to the east of the house. There is a garage at the rear. The foundation is parged masonry. The building is clad with vinyl siding with corner treatments. The windows are typically six-over-one wood-hung sashes with some exceptions. The trim is flat stock with a drip cap and a narrow projecting wood sill, all of which appear clad with vinyl. The roof is a side gable with a large dormer set at the center with a jerkinhead. Both roofs are clad with asphalt shingles and each has a deep overhang on all sides. The sloping sides have been boxed with vinyl. At the front there is a one-story extension with a shed roof that returns to a small pent on each side. The west bay encompasses the porch and the east side is enclosed. The porch has a low wall clad with vinyl siding on its west side and a corner support also clad with vinyl siding. The low wall is capped with vinyl. The door, six-light over two-panel wood, is set center of the porch at the main block and aligned with it are wood stairs with wood railings. The railings, also set at the front of the porch, have square newels, and top and bottom rails with square balusters. The east bay is clad the same as the main block. Centered at the south elevation are three grouped typical sashes separated by a wide wood mullion. In each of the east and west sides are paired typical sashes with wide wood mullions. Centered at the second floor are three grouped typical sashes separated by wood mullions. The dormer, which is clad with vinyl siding, has a pair of typical hung sashes. Centered on the west side is a nine-light over two-panel wood set just at grade; it is set behind a fence. Above this is a single window set about mid floor level. To the south at the first floor are a pair of typical sashes

and in the north bay is a single sash. A single typical sash occupies the south bay at the second floor and a small hung sash is set at the gable end. There is a one-story shed extension at the rear; this appears to be original to the building. The east elevation has a large brick chimney centered on the south bay and small rectangular four-light sash on either side. At the center bay are a pair of typical sashes set apart and a single window at the far north end. At the second floor there are two windows, one in the center bay and one in the north bay. A pair of sashes are set at the gable end. The rear extension extends to this side, and this section appears to be an addition added prior to 1986. The garage, set behind a fence, appears to be one-bay wide with shallow front gable. The body of the building is clad with narrow vinyl siding and the door is a multiple panel overhead door.

The Essex County tax records indicate a construction date of 1923 and this is confirmed by the city directories. It appears to have been constructed by the same builder, Paul Gowan (spelling unclear) according to the buiding permit cards. Compared with 49 Brookfield Road, its "sister" building, this single-family residence has experienced more changes including the application of vinyl siding, the enclosing of the soffits with vinyl, and the rear extension has been expanded, albeit in a sympathetic manner.

The building is a fine example of a medium-sized residence articulated in the Craftsman style as evidenced in the articulation of the sweeping roof, the jerkinhead roof at the dormer, and the somewhat playful articulation of the fenestration. The building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

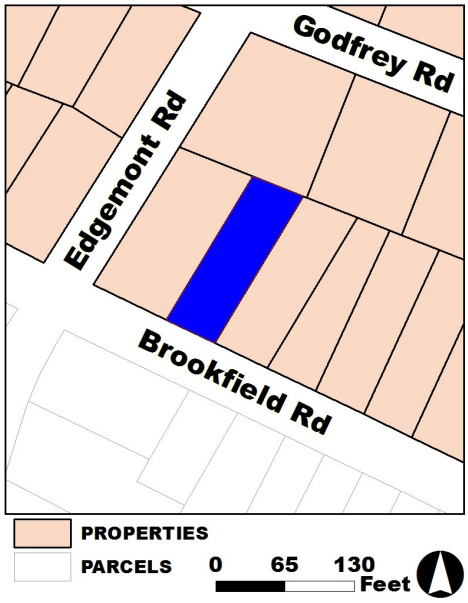
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 142661929

Property Name: 59 BROOKFIELD ROAD **Ownership:** Private
Address: 59 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-and-one-half story single-family residence executed in the Shingle style with Colonial Revival influences. The building occupies the corner of Brookfield and Edgemont Roads and the front elevation faces southwest toward Brookfield Road. There are varied rooflines and materials so the description will be broken into component pieces. The main roof is an expansive gambrel with its ridge running parallel with Brookfield Road. From this gambrel are centered gabled extensions at the front and back. The upper level of the gambrel and these gabled extensions are clad with wood shingles, while the main body of the building is clad with wood clapboards with corner boards and other trim elements. The entire building rests on a stone foundation. A wood skirt board runs the perimeter of the building. At the south (front) elevation, there is a one-story enclosed porch with a shed roof that extends from the main roof and has a molded cornice with wood entablature. Its base and corner piers are stone matching the foundation. The entrance to the porch is set center and is a fifteen-light wood door with a four-light transom accessed by masonry steps with limestone treads and metal railings set to each side. To either side of the door is a pair of 16-light sliding sashes, each with a four-light transom, and the whole assembly is set on a low wall with two inset panels. This same fenestration is carried to the sides of the enclosure one bay deep. The second story gabled extension is set center of this porch but also back from so it sits about two feet from the roof edge below. The gable has a full return with wood entablature below. Centered at the second floor are three grouped windows: a center wider eight-over-one sash and two narrower six-over-one sashes. The trim is flat stock wood with molded drip cap set below the entablature board, a wood sill, and wood mullion set between each sash. Centered at the attic is a single eight-over-one sash with a similar surround as at the second floor. The west

elevation is completely obscured by vegetation. The east elevation is visible from Edgemont Road, but it too has a lot of vegetation so some of the detail may not be noted. The main block within the gambrel is three bays wide but the fenestration at the first floor tends to ignore the bay rhythm, whereas the second floor is distinct with one six-over-one wood-hung sash in each bay with the same surrounds as found at front gable. At the attic is also a pair of six-over-one hung sash in a similar surround. At the first floor, the first bay, as noted and occupying the expanse of the gable extension is the sliding sash with transoms. Next to this is a wood surround set slightly off the façade and containing a wide, one-over-one hung sash with a fanlight above. The surround consists of two fluted pilasters with capitals and plinths supporting an architrave with a molded top and dentils. Immediately next to this is a pair of small casements of one-light each in a wood surround similar to the upper levels. At the north end, still under the gambrel, is a bay window projection that is cantilevered and supported by wood brackets. It has a low-slope copper hip roof with projecting molded cornice and entablature with dentils that serves as the head of each window. Each window has a transom of intersecting ovals. The center window is wider than the sides and is fixed. The side windows are one-over-one wood-hung sashes. The bay window projection is clad with wood clapboards and the skirt is carried over from the main façade. There is also a one-story extension to the rear. It is similarly detailed as the first floor of the main building. The roof is a low-slope hip. There is a single hung sash in the south bay of six-over-one lights, and paired sashes, also six-over-one, but taller. At the north or rear elevation, the one-story extension has a single six-over-one wood-hung sash; this addition obscures the first floor of the rear of the main building. The upper level, the cross gable, is similarly treated as the front but with cornice returns only at the corners. There is a pair of hung sashes in the east bay, a single in the west bay, and one at the attic level. The driveway is to the north side of the property from Edgemont Road and leads to a garage that is one bay wide, clad with clapboard, treated with flat-stock trim, and has a hip roof with slight overhang. The door is wood, paneled, with lights in the upper center panel, and of overhead operation.
Constructed in 1916, 59 Brookfield Road takes a commanding presence at the corner and uses its position architecturally by orienting the expansive roof to the cross street. The one-story extension appears to be at least early and possibly original as it is indicated on the maps and the detailing between the component parts is fairly seamless.
The building is a fine example of a Shingle style building that retains a high level of architectural integrity. The building would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

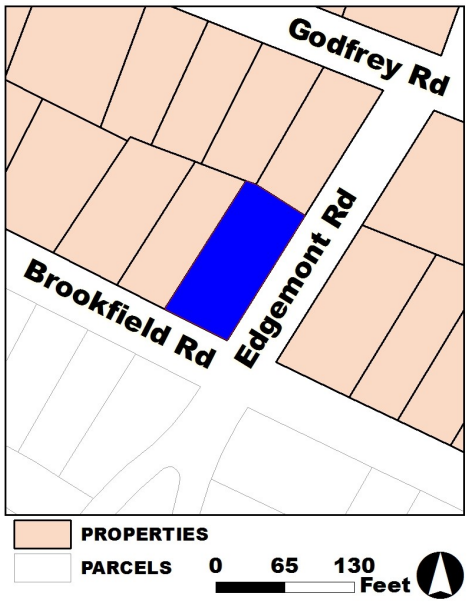
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 2130772534

Property Name: 61 BROOKFIELD ROAD **Ownership:** Private
Address: 61 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, one-and-one-half-story single-family Cape Cod with the garage set under the first floor level. The front elevation faces southwest toward Brookfield Road and the first floor is set a few steps above grade. The front is set a distance from the sidewalk. The grade rises to the front entrance from the side walk and slopes down toward the garage so that concrete retaining walls capped with brick are set to either side of the driveway. The building is clad with wood shingles. The windows are typically six-over-six hung sashes (material unknown) with flat-stock wood trim and narrow projecting wood sills. The roof is a side gable with two gabled dormers at the front; one each about center of the two end bays. All of the roofs are clad with asphalt shingles. A simple rake and flush molded cornice trim the roofs. The front entrance is set off-center to the west. The entrance is a fanlight over four-panel wood door with a storm door and set in a wide wood surround flanked by fluted pilasters at the jambs; these pilasters support a molded architrave set under the shallow roof overhang. Access is via parged masonry stairs with metal railings on each side. To the west of the door is a single typical window opening. To the east are three grouped hung sashes separated by narrow mullions. The center sash is wider than the two flanking sashes. Centered in each dormer is a typical hung sash. The garage is set in the center of the east bay below the first floor; the door is multi-panel with lights in the upper panels. Both side elevations are obscured by landscaping; each has a single sash at the gable end and a rear shed dormer is visible from the west side. A brick chimney is set adjacent to this shed dormer.
Constructed in 1954, the most noted change is the replacement of the sashes and the possible parging of brick stairs.
Constructed after the recommended period of significance (1906 - 1946), the building would not be a contributing resource in the historic

district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

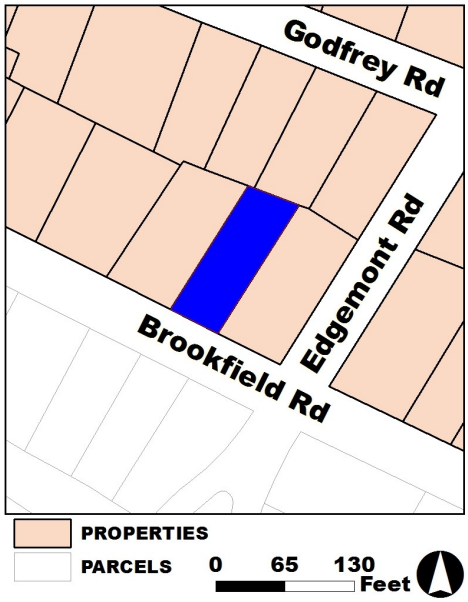
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 984213375

Property Name: 63 BROOKFIELD ROAD **Ownership:** Private
Address: 63 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This a three-bay wide by three-bay deep, two-and-one-half story single-family house in the Shingle style with Colonial Revival influences. The front of the building faces southeast toward Brookfield Road. The building sits on a slight rise above the sidewalk and the first floor is set only a few steps above grade. The property is filled with vegetation and the building is set back from the street making access to the side elevations difficult to fully observe. The building is clad with wood clapboards. The windows vary and the trim is typically flat stock wood with molded outer edge and narrow wood sill. The roof is an expansive front gambrel with a deep projection of its molded rake and a slight flare to the eave. Set at each side are shed dormers with clapboard siding. There appear to be three, evenly-spaced hung sashes at each face of the dormers. The front entrance is set in the east bay. The door is a six-light over three-panel wood door with wood screen door. The surround is flat-stock trim with an architrave with a molded top. It leads to a wood entry porch with a steeply-pitched hip roof with slightly flared eaves. The entry roof is supported by two Doric columns with molded capitals and bases set on the wood porch. Two wood steps lead to the entrance. Centered at the first floor is a wide but shallow bay window projection. The bay has an inverse cone as its support and a steeply-pitched hip roof. The wide center bay has a pair of six-over-six wood-hung sashes with narrow mullion, and the two outer bays each have a four-over-four wood-hung sash. The west bay is a carve out at the first floor so that the corner is supported by a substantial Doric column. Set back from this and inset in the opening are three eight-light sliding sashes set on a wood sill with wood clapboard below. These same windows are carried to the west side elevation along the driveway for almost the full depth. These enclose a three-season porch. Returning the front elevation, the second floor has one six-over-six wood-hung sash in each outer

bay and at the center is a pair of four-light casement sashes. At the attic level is a centered eight-over-eight sash flanked by a half fanlight set apart from the center window. The garage is two bays wide with a shallow front gable roof. The building is clad with clapboards and flat-stock trim. There do not appear to be garage doors.

The Essex County tax records indicate a construction date of 1905; a sleeping porch, according to the permit cards was added in 1913. The biuilding appears little changed since original construction. The two-story extension, possibly the sleeping porch, at the rear on the west side is barely visible from the street and was constructed within the period of significance for the survey area.

This is a fine example of the Shingle style incorporating Colonial Revival detailing at the porches and the windows. This would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

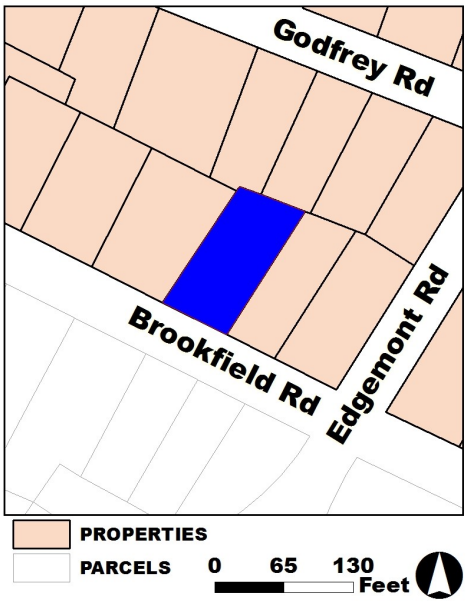
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1701196972

Property Name: 65 BROOKFIELD ROAD **Ownership:** Private
Address: 65 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Shingle style. The front elevation faces southwest toward Brookfield Road and the first floor is set several steps above grade. The building has a fieldstone foundation in a random ashlar pattern. The body of the building is clad with wood shingles with noted exceptions. The windows are typically six-over-one wood-hung sash with noted exceptions. The roof over the main block is a side gable with two projections in each of the outer bays that have hip roofs set perpendicular to it; the ridges of the hips are set lower than the main roof but the wide overhanging eaves align. There is a shed dormer set center of the roof above and between the two hips. It is clad with vinyl shingles and have two one-over-one wood-hung sash set apart. A large expansive porch extends beyond the body of the building at the first floor. To the west, the added bay is a continuation of the porch. To the east, the added bay is a porte-cochere, which has been infilled for a wood-frame garage. All elements are set under a hip roof that is supported by Doric columns set on a stone wall of fieldstone that is un-coursed. The same wall and column configuration is carried to the east side of the porte-cochere supporting the roof over it. Centered on the porch are wood stairs with a substantial wood railing with newel posts at the top and bottom of the stair both sides. The railing has a top and bottom rail with turned balusters between. Set under the porch, off center in the west bay, is a typical window that is set next to the front entrance door. The assembly is trimmed with flat stock wood and a shallow architrave with molded top. Set off-center of the center bay are three grouped typical sash, the west sash is slightly wider than the center and east sash. There is a fluted pilaster at the jambs and serving as the mullions; these support a deep architrave with a molded top. Off-center of the east bay is a pair of 15-light doors with a similar surround to

the main entrance. Under each of the hip roofs, the second floor projects from the center bay. Two typical windows are set center of each of these projections; each is trimmed with flat stock wood with a narrow projecting wood sill and the trim is set directly under the eave. The recess at the center creates a small porch set behind the roof of the porch below. Centered on this bay is a pair of inswing doors with diamond panes and the same surround as found at the main entrance door. Both sides are masked by the sweeping overhangs of the porch roof limiting visibility to the gable ends, each have a pair of typical sash with narrow molded architrave set apart at the center. Constructed in 1902, the property is first mentioned in city directories in 1910; this means the property was at least constructed by 1910 but could well have been earlier as the directories prior to 1910 were more limited in their references to street addresses and property owners. The house probably, given its style, originally had a wood-shingle roof; the roof is a prominent feature and the current shingles are visually distracting but reversible. The treatment of the dormer windows and side walls with vinyl shingle and trim are a prominent change on the front elevation. The wood railing, as detailed, are incongruous with the Shingle style and appear to be newer material fabric. The added garage is older and almost unnoticeable from the street.
The 1981 Historic Sites Inventory noted that the house is interesting architecturally, one of the earliest buildings on the street, and unique to the neighborhood. The building has been little changed since original construction other than the noted changes above and a possible rear deck noted in the inventory but not readily visible from the street. 65 Brookfield Road, given its construction date and level of architectural integrity, would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

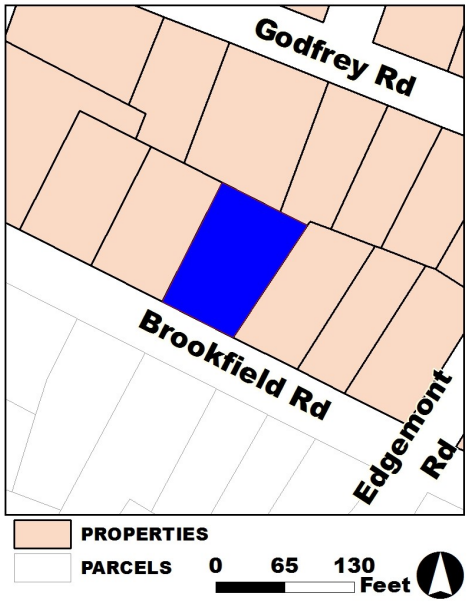
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Mueller, A.H.	Atlas of Essex County, Philadelphia, PA	1906	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1967770171

Property Name: 67 BROOKFIELD ROAD **Ownership:** Private
Address: 67 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story single-family residence with Neo-Classical detailing. The front of the building faces southeast toward Brookfield Road and the building is set a few steps above grade. The foundation is red brick masonry. The building is clad with wood clapboards and there is wood ornament that will be described in the body of the description. The windows are six-over-one wood-hung sashes. The trim is flat-stock wood with a molded outer edge and a narrow wood sill. The roof at the main block is a truncated hip with a substantial overhang detailed with an elaborate wood cornice. The cornice is supported by narrowly spaced molded corbels set on a deep entablature that is detailed with dentils about upper-mid span. Centered on each side of the hip is a hip-roofed dormer. The side walls are wood clapboard. The fronts are treated with flat boards with a slender fluted pilaster set to each side of the window opening; the windows are six-over-one hung sashes. The main roof and those of the dormers are clad with asphalt shingles. There is a brick chimney set to the rear of the hip roof. On the west side there is a two-story extension set on brick piers. The roof appears to be a low slope set behind the same cornice as the main roof but there is an added upper piece that is difficult to discern its purpose. As a result, this extension has an awkward transition with the main roof despite sharing a cornice entablature. A one-story porch extends across the front façade of the main core. It has a hip roof with similar cornice entablature as the main roof and is supported by tripled slender Doric columns at the two outside corners, and a pair of columns at a third span of the roof in line with the east bay of the entrance at the main block. The deck is wood supported by brick piers. The wood stairs are set at the narrower east bay. The stairs and porch are enclosed by wood railings with square newels, top and bottom rail, and square balusters. Set under the deck is wood lattice. In

the east bay of the main block at the first floor, the front entrance, which is composed of a one-light over one-panel wood door, and one-light over one-panel sidelights with fluted pilasters, serves as the mullions and jambs of the opening and supporting an architrave with a molded top. In the west bay is a two-story bay window projection that carries the same cornice entablature as the main roof; they are continuous with one another. Each bay at the first and second floor is similar. The center bay has a wide six-over-one hung sash and each outer bay has a narrower four-over-one hung sash. Centered over the door at the second floor is a six-over-one hung sash. Framing both outside corners of the main block are pilasters with Ionic capitals. The two-story extension to the west has limited fenestration at its lower levels at all side; there is a single window at the front and two, equally spaced apart at the sides. The upper level is primarily all glass. The front is composed of a grid of mullions composing eight fixed lights. The side is composed of two sets of three grouped sliding sashes of six lights each. The east elevation has a more regular fenestration pattern of one window in the south bay at both the first and second floors; a rounded head window about center wall and mid floor level denoting an interior stair; two small sashes at the first floor toward the rear; and one small and one tall above these. The second floor extends over the first slightly at the corner and it opens to a newer deck. The drive runs along the east side of the property leading to the garage, which is two bays wide, clad with novelty siding, and has a hip roof. The doors, two separated by a wood mullion, are multi-paneled wood.

This building was construction prior to 1906 and the tax records indicate a construction date of 1899, which is feasible given its architectural detailing. There have been changes to the west extension but the extent and the detail is not clear. The sashes at the main building appear to be newer composite materials.
This residence is a fine example of the application of Neo-Classical detailing to a classic box form. The west extension has awkward detailing but not to any extent to diminish the architectural massing, fenestration and detailing. The building would be a contributing resource in the historic district.

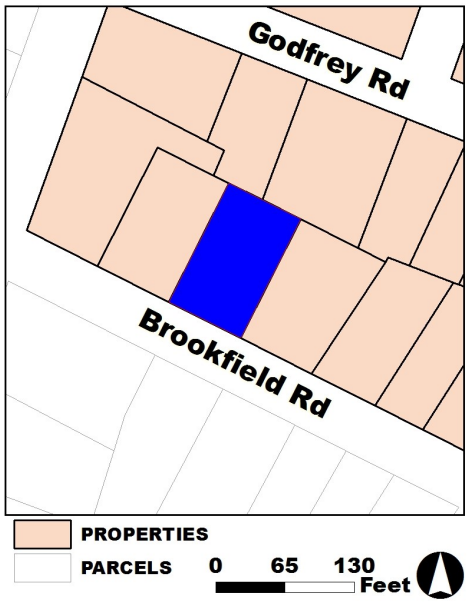
Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:	**National Historic Landmark?:** ☐		
	National Register:	**SHPO Opinion:**	
	New Jersey Register:	**Local Designation:**	
	Determination of Eligibility:	**Other Designation:**	
	Certification of Eligibility:	**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?** ☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

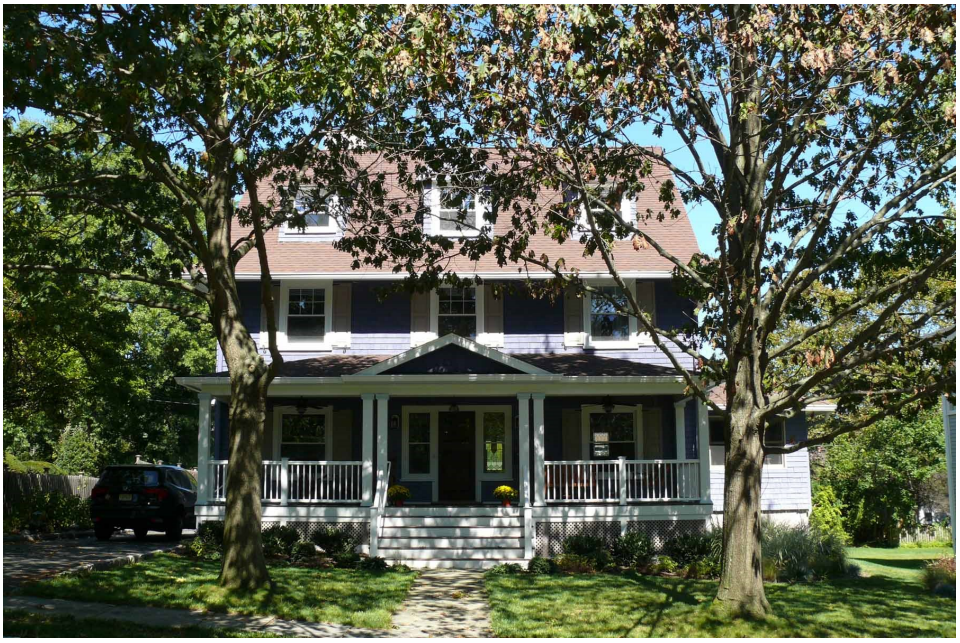
Property ID: 1855353250

Property Name: 69 BROOKFIELD ROAD **Ownership:** Private
Address: 69 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	14

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The front of the building faces southeast toward Brookfield Road and the first floor is set several steps above grade. The foundation is fieldstone masonry in a random ashlar pattern. The building is clad with wood shingles with mitered corners. The windows are one-over-one hung replacement sash with false muntins. The trim is flat-stock wood with a drip cap and narrow wood sill. The roof is a side gable with overhang and boxed soffit that is carried to the sides to create shallow pent roofs at each gable end. There are three dormers equally spaced apart on the main roof. The end dormers have shed roofs with a sweep from their roof overhang to where it meets the main roof. The center dormer has a gable roof with simple rake. The gable dormer stands taller than the shed dormers but each has a hung sash proportional to the height of the dormer. All roofs are clad with asphalt shingles. A one-story porch spans across the first floor. It has a hip roof with a center gable with full return and recessed tympanum. The roof is supported by single square columns with molded top and plinths at each corner and paired to align with the ends of the gable. Wood stairs are set at the center of the porch. The stairs and porch have railings with square newels, top and bottom rails, and square balusters. The underside of the porch is enclosed by wood lattice. The main entrance is set center of the main house. It is composed of a wood paneled door with partial-height, leaded-glass sidelights in a plain wood surround. In each of the outer bays is a hung sash window opening. The same fenestration pattern is applied to the second floor with one window opening of a single hung sash in each bay. To the east is a one-story, one-bay-wide by three-bay-deep extension. It is set on painted brick piers with a wood enclosure underneath. It has a hip roof clad with asphalt shingles that has a slight overhang. There

are two hung sashes at the front and three spaced apart at the side. At the main block, there is a window in the south bay at the second floor and a single window at the gable end. There is a similar pattern on the west elevation, with windows in each bay at the first and second floor. The drive is set on the west side of the property and leads to the garage, which is two bays wide, clad with wood shingles, and has a front-gable roof. Each door is multi-panel with lights in the upper center panel surrounded by flat-stock wood trim.
The tax records indicate a construction date of 1903 and there is a building in this location on the 1906 maps. A 2013 image of the property shows that the front entrance was simply a wood-clad vestibule with gable roof set center, and the maps (including from 1906) also show this configuration. As such, the front porch is a recent addition constructed within the last six years. The east side extension is an early component but based on that it is supported by brick piers, may originally have been an open or semi-open porch. The window sashes are also replacement material at the main block.
Although on the border for a determination of contributing or non-contributing due to the added front porch, the building's age, pre-dating the Godfrey development, and given that the main components of the building (prominent gable roof, symmetrical façade, wood shingle finishes, and stone foundation) continue to read, places the determination more in the contributing column.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

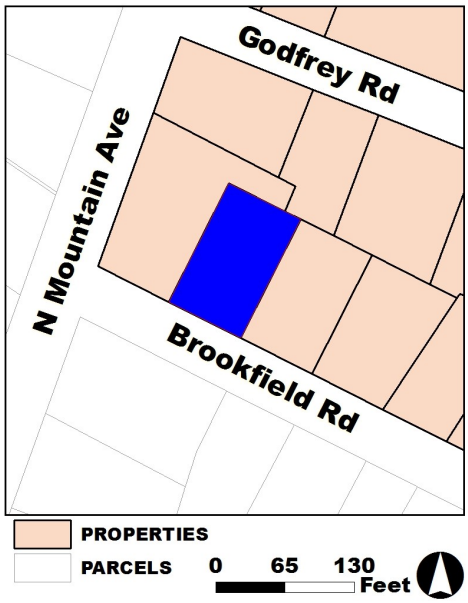
National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1712330033

Property Name: 71 BROOKFIELD ROAD **Ownership:** Private
Address: 71 BROOKFIELD ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story, single-family American Foursquare. The front of the building faces southeast toward Brookfield Road and sits at the corner with No. Mountain Avenue. The property is set along the sloping portion of Brookfield Road where it meets No. Mountain Avenue so the building is partially banked on its west side. The first floor is set several steps above grade. The foundation is brick and is painted in some locations. The exterior is clad with wood clapboards with corner boards. A wood skirt board runs the perimeter of the main block. The windows are typically one-over-one hung sashes with some exceptions. The trim is flat-stock wood with a molded drip cap at the lower level windows; the second floor head trim sits under a narrow board that runs the perimeter of the building under the soffit. The roof is a hip clad with asphalt shingles and with a wide projecting eave. There is a hipped roof dormer centered on each side with the same detailing of the soffit and wall transition as the main roof. The dormer walls are clad with wood shingles. There is a diamond-pane-over-one-light hung sash centered in each dormer. A brick chimney is set about center at the rear of the roof. An enclosed porch with a hip roof spans the front elevation at the first floor and extends one bay west and one bay onto the west side elevation. The porch has tall painted brick piers with painted stone caps at each end/corner and framing the east bay where the entrance is set. Although not readily visible due to windows, the roof is supported by round wood columns, three at the corners and two at the third span; these rest on the brick piers. The door is detailed with a center one-light over one-panel wood storm flanked by one-light-over-one-panel sidelights. Spanning between each pier is a low wood wall clad with clapboard siding. Set on the low wall are a mix of fixed (at the corner) and sliding sashes (at the spans) of four upper lights over one single light. This creates a three-season porch.

It is difficult to read the fenestration within the porch but the door is set in the east bay and there appears to be a bow window of multi-light casement set between the center and west bays. At the second floor there is a typical sash in each of the outer bays and three, grouped diamond-paned casements with small pilasters serving as the jambs and mullions. On the west side, there is a single sash at the south bay at the second floor. Set to the north of the porch is a two-story bay window projection with a pent roof set between the first floor with a molded cornice and a deep entablature with a molded bottom edge. The main roof overhang covers the bay at its upper reaches. The fenestration at the first floor is a hung sash in the outer bays and a clerestory diamond pane window in the center bay. At the second floor there is a hung sash in each bay. The east elevation has a box projection set at the second floor toward the rear; this is supported by two wood brackets and there is a single window in its east side. Next to this is a round arched window set mid floor level. There are windows in each of the bays at the first and second floors the balance of the elevation.
The Essex County tax records indicate a construction date of 1907; however, the property is indicated on the 1906 Sanborn maps so construction is c. 1906. It is a difficult building to get a complete picture of because of all of the vegetation surround it; however, there appear to be few changes made. The hung sashes appear to be replacement material. The windows at the porch appear to be original fabric.
The building is a good example of its type that retains a high degree of architectural integrity and would be a contributing resource in the historic district.

Setting:

Brookfield Road is a two-way street that generally runs west to east one block south of Godfrey Road. It begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Edgemont Road crosses off-center to the west. The properties on the north side of the street at the west end generally have wider frontages than the properties further east and on the south side; the south side of the street is not included in the survey area. Both sides have a mix of concrete and bluestone sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

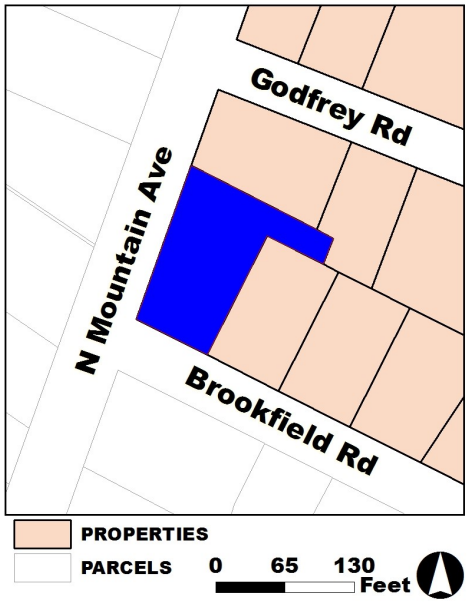
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 2002717676

Property Name: 6 CARTERET STREET **Ownership:** Private
Address: 6 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	19

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style. The building faces northeast toward Carteret Street and the first floor is set several steps above grade. The foundation is parged masonry. The building is clad with wood shingles with alternating deep and narrow exposure. The windows were covered at the time of survey as the building was being repainted; they appear to be one-over-one hung sashes. The trim is flat-stock wood with a narrow wood sill. The building has a main block to the north and a narrower two-story block to the south that aligns with the front of the main block. Both have side-gable roofs with their front downward slopes aligning. The roofs are clad with asphalt shingles and there is a deep overhang with rafter tails exposed. From the front face of the building, wood brackets are set at an angle to support the eave. A large shed dormer with the same detailing as the main roof except for the brackets is centered on the main roof. It is clad with wood shingles and there are a pair of tall hung sashes with mullion set center of the dormer. A brick chimney is set abreast of the south end wall at the ridge. The first floor has a one-story porch that is set across the main block. It is clad the same as the main building, is two equal bays wide, and has a hip roof. A low wall is set at each bay except the north, which aligns with the front entrance. The stairs to the porch are wood and there is a wood railing with newel, top and bottom rail, and wood balusters set to either side. The north bay at the first floor of the main block contains a window to the north and one-light wood door to the south, while the south bay has two windows. At the second floor of the main block there are single windows in each bay that are set slightly off-center to the south. The two-story extension has two typical windows at each the first and second floor at the front, and four windows at the both floors at the south side. The fenestration on the north side is regular with a door to

the basement centered and above this to the west a box bay projection with shed roof supported by wood brackets at the first floor.

The Essex County tax records indicate a construction date of 1912 and this is confirmed by the directories. There is no evidence of changes to the building.

The building is a fine example of a Craftsman style residence as indicated by the detailing of the roofline, articulation of the front porch, and use of the wood shingle with an alternating exposure. It would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

National Historic Landmark?: ☐

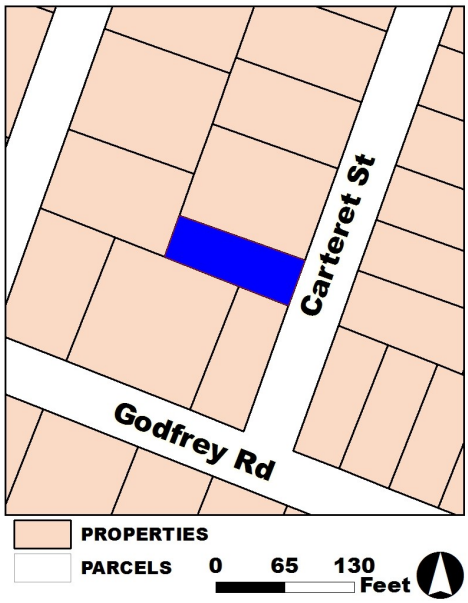
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2014593468

Property Name: 7 CARTERET STREET **Ownership:** Private
Address: 7 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	6

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The building faces southwest toward Carteret Street and the first floor is set a several steps above grade. There is a drive on the south side of the property leading to a garage at the rear. The foundation is parged masonry. The building is clad with wood clapboard siding with mitered corners. The windows, which appear to be replacements, are multi-light over-one hung sashes, typically. The trim around them is flat stock with a slight bead at the edge. The roof is a side-gambrel clad with asphalt shingles with simple boxed eave and slight overhang at the gambrel ends. A large, almost full-width shed dormer is set at the front and rear and is treated the same as the main building and main roof. At the first floor, occupying the north bay is a one-story front extension with a hip roof clad with asphalt shingles with a cornice that aligns with that of the main roof. Centered on the west side are three, one-over-one hung sashes. This same configuration is applied to both the south and north elevations. The door is set center of the building under a simple hip roof that also aligns with the main roof; the overhang is supported by a slender Doric column with molded capital and base and by the extension at its south side. The door is a six-light paneled wood with exterior storm. Centered in the north bay is an eight-over-one sash. At the second floor in each of the two outer bays are eight-over-one hung sashes. On the north elevation in the first bay at the first floor is a box projection with a hip roof. There are three, clerestory awning windows of nine lights grouped together with narrow mullions. There is a window in each of the remaining bays at the first and second floor and a pair at the attic. The south side is dominated by the brick fireplace back and chimney set center with fenestration to either side from first floor to attic. The garage is one-bay wide with a front-gable roof. The building is clad with wood

clapboards with corner boards and the door is an outswing board-and-batten wood door.
The Essex County tax records indicate a construction date of 1916 and this is confirmed by the directories. There is no evidence of changes to the building other than the replacement of the sashes.
The building is a fine example of a muted version of a Colonial Revival style residence as indicated by the detailing of the gambrel roof with little adornment more than a typical shed dormer, the simple articulation of the front entrance with roof and a single slender Doric column, and the apparent symmetry. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

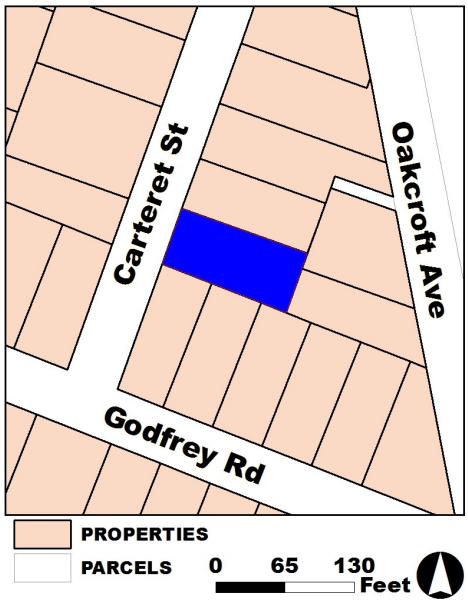
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1007772023

Property Name: 8 CARTERET STREET **Ownership:** Private
Address: 8 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	18

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The building faces northeast toward Carteret Street and the first floor is set a few steps above grade. The foundation is parged masonry. The building is clad with wood clapboards with beaded corner boards. The windows are typically six-over-one hung sashes with flat-stock trim with drip cap and narrow wood sill. The building has a main block to the south and a narrower two-story block to the north that aligns with the front of the main block. The main block has a side-gambrel roof and the extension a side-gable roof. Across the gambrel is a shed dormer. The dormer and the downward slopes of the gable align at the break of the gambrel so it presents a continuous eave line at the front at the second floor. The roofs overhang slightly on both sides. At the two-story extension, where the lower portion of the gambrel sits at the first floor ceiling height is a pent roof so that this lower cornice line also aligns and continues the perimeter of the building. A brick chimney is set on the downward slope, mid-way on the south end. The front entrance is set in the south bay of the main block and is a 15-light door with an eight-light casement next to it. To either side are fluted Doric columns set just under the eave of the main roof. These are set on a wide stone-clad stoop with stone-clad steps set center and a metal railing on all open sides. In the center bay are three grouped sashes with two narrow four-over-one flanking a typical sash. Centered in the north bay of the two-story extension are a pair of sashes with mullion. At the second floor are a single sash in the south bay, a pair of sashes in the center bay and another pair in the north bay. The fenestration pattern is fairly regular along the south elevation with a mid-floor central window between the first and second floors. The extension has three grouped sashes at the first and second floors. The balance of the elevation is not readily visible from the street.

The Essex County tax records indicate a construction date of 1916 and this is confirmed by the city directories and building permit card; the builder is listed as Thomas Curtis. The only obvious change is the front stoop has been rebuilt. The placement of the columns is odd compared to other residences in the survey area leading to a question if a more substantial overhang was removed at some point.

Despite the changes noted above, the building continues to reflect the Colonial Revival influences in its architecture with the treatment of the roofs in a well-thought-out manner to present a seamless whole in terms of composition especially along the front. The building would be considered a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

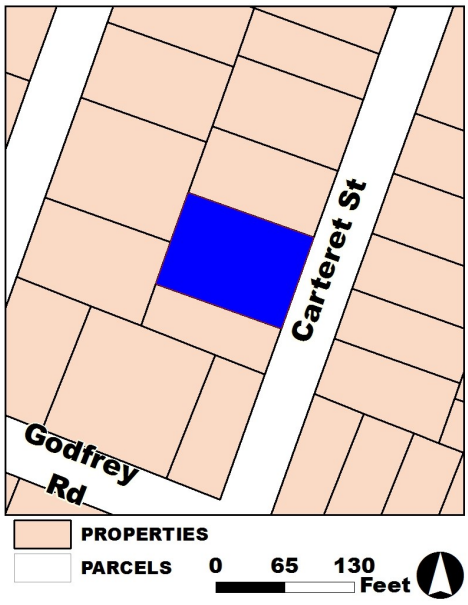
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1341068241

Property Name: 9 CARTERET STREET **Ownership:** Private
Address: 9 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The building faces southwest toward Carteret Street and the first floor is set several steps above grade. The foundation is parged masonry. The building is clad with wood clapboards with mitered corners. The windows are replacements and are typically hung sash with some exceptions; the trim is flat stock with a beaded outer edge and a narrow wood sill. The roof is a front gambrel with two almost full-width shed dormers on each side. All the roofs are clad with asphalt shingles and the dormers are treated the same as the main building. The front entrance is located in the north bay. It is a six-light over one-panel wood door with a fanlight transom. Set over it is a gabled hood with curved tympanum and cornice returns. The whole assembly is supported by slender Doric columns with molded capitals and bases. These rest on a brick stoop with brick stairs with limestone treads and metal rails. Centered at the first floor is a bay window projection with hip roof. There are two hung sashes with mullion at the center bay and a single sash at each side. In the south bay are a pair of single-light casement sashes in what was a porch, as this end is set on masonry piers with wood lattice between. At the second floor there is a single window in each outer bay and two four-light wood casements in the center bay. Above this at the attic is a central hung sash with two half-fanlight windows set apart on each side. The fenestration is regular at the north elevation with a basement door set center and windows in each outer bay at the first and second floor. On the south elevation, there are two sets of three grouped casement sashes at the first floor, and two sets of paired hung sashes at the dormer set apart. A wood deck is slightly visible from the street on the south side. The driveway is set along the south side and leads to the two-bay garage with front-gable roof. The building is clad with wood

siding and each door is flush-panel, metal overhead with narrow flat-stock trim.
The Essex County tax records indicate a construction date of 1914 and this is confirmed by the city directories. The windows have been changed at the hung sashes and the front stoop and stairs have been rebuilt at least once. The biggest change is the porch, which is tucked under the all-encompassing roof, has been enclosed with newer casement sashes.
The changes noted above do not change the architecture in any radical fashion and the key elements of the Colonial Revival influences have been maintained such as the sweeping gambrel roof, the delicate detailing of the front door and hood as well as a few unique window arrangements at the center bay that have been maintained. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

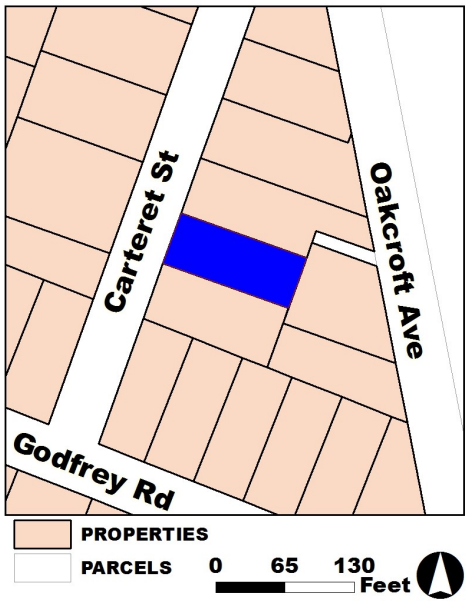
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 539612942

Property Name: 10 CARTERET STREET **Ownership:** Private
Address: 10 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	17

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front of the building faces northeast toward Carteret Street and the first floor is set a few steps above grade. The building has a wide frontage and the driveway is set to the north side. The foundation is parged masonry. The siding is wood clapboard with mitered corners. The windows are typically six-over-one hung (they appear to be replacements) with flat-stock trim with drip cap and narrow wood sill. The roof of the main block is a side gambrel with an almost full shed dormer set along its front. The gambrel returns at its ends to create a pent above the first floor at each side. This is interrupted on the south side by a one-story extension with shallow gable roof that sits within the expanse of the pent. This roof also returns on its gable end. All roofs are clad with asphalt shingles and the roofs project on all sides with molded cornice and rakes. A brick chimney is set abreast of the south wall at the ridge of the main roof. The front door is set center of the main block and is a four-light over two-panel wood door set behind a storm door. A shallow hip roof projects from the section of main roof below the dormer over the brick stoop. This projection is supported at each end by large molded wood brackets. The stoop and stair are brick with metal railings; the stoop is wider on both sides than the stair. In each of the outer bays at the main block on the first floor are a pair of typical sashes with wood mullion. The same windows are carried to the one-story extension to the south. At the dormer, there is a single typical sash in each bay, three in total. The south side of the extension has three grouped sashes with narrow wood mullions. To either side of the chimney at the second floor and attic levels are typical sashes with the attic windows being smaller in size. On the north side, there is a box bay projection with its roof being the pent of the gambrel return, it has two 12-light clerestory sashes.

There is a regular fenestration pattern in the balance of the elevation at the main block. There is an extensive addition toward the rear visible along the driveway but it is set back from the main building and does not interrupt or impact the main block as the ridge is set lower and it carries the main lines of the pent and other features.
The Essex County tax records indicate a construction date of 1924 and this confirmed by the city directories. The window sashes appear to be composite material and there is an addition to the rear that does not negatively impact the main core as seen from the street. This addition was added after 1986 and more likely within the last 10 to 15 years.
This building reflects a simple and straightforward articulation of the Colonial Revival in its overall form and detailing including the side gambrel, apparent symmetry at the front elevation, and articulation of the front entrance. The building would be considered a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

National Historic Landmark?: ☐

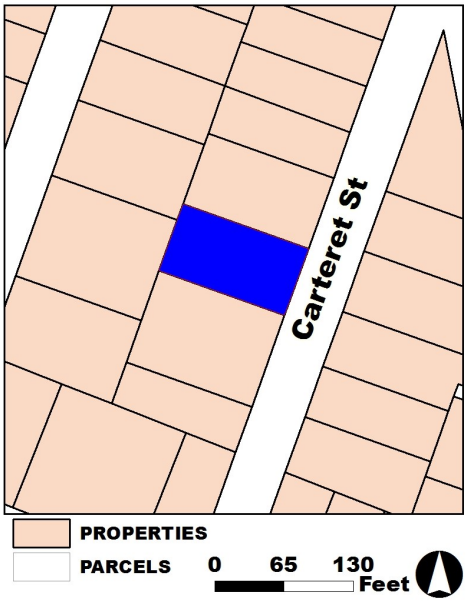
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 2041067430

Property Name: 11 CARTERET STREET **Ownership:** Private
Address: 11 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The front elevation faces southwest toward Carteret Street and the first floor is set only a few steps above grade. A drive is set on the south side of the property leading to a garage toward the rear. The foundation is parged masonry. The building is clad with wood shingles with mitered corners. The windows are typically one-over-one hung sash; replacement material. The trim is flat-stock wood with a drip cap and a narrow wood sill. The main roof is a side gable with slight cornice return at each gable end and a tall and wide shed dormer set about center of the roof; it has little overhang. All the roofs are clad with asphalt shingles. The dormer walls are clad with shingles and there are three grouped sashes with narrow mullions centered on it. The front door is set center of the building. The door is wood with a fanlight at top and panels below set behind a storm; above the door is an arched fanlight inset panel detailed with dentils below a molded outer edge and flush wood in the fan. This piece is supported by a fluted pilaster at each side. The stoop and stairs are stone with bluestone treads and metal railings at each side. Centered in each outer bay at the first and second floors is a single hung sash; there is no fenestration at the second floor of the center bay. There is a one-story extension to the south of the main block. It has a shed roof clad with asphalt shingles that overhangs slightly on all sides. It is clad the same as the main section and has a single window at its front elevation. The north elevation has a simple fenestration pattern with a box bay projection in the front bay at the first floor. This has a shed roof with overhang and three grouped one-light clerestory sashes centered on it. There is a one-story shed extension at the rear that appears to be original to the building based on the maps and detailing. There is a large, one-bay wide garage with a hip roof clad with asphalt shingles.

The body of the building is finished with stucco and there is a single, two-car garage door at its center.
The Essex County tax records indicate a construction date of 1916 and this is confirmed by the city directories. The most obvious change to the building is the installation of replacement sashes. The one-story extension on the south side is typical for buildings of this vintage in this survey area but compared to others in the district it is much more simply detailed at its fenestration than is typical.
This residence is an extremely stripped-down version of the Colonial Revival employing little ornament or variation in the façade treatments, but it does maintain some of the key elements such as the prominent side-gable roof, detailing around the front door, and apparent symmetry at the front façade. The building would be considered a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

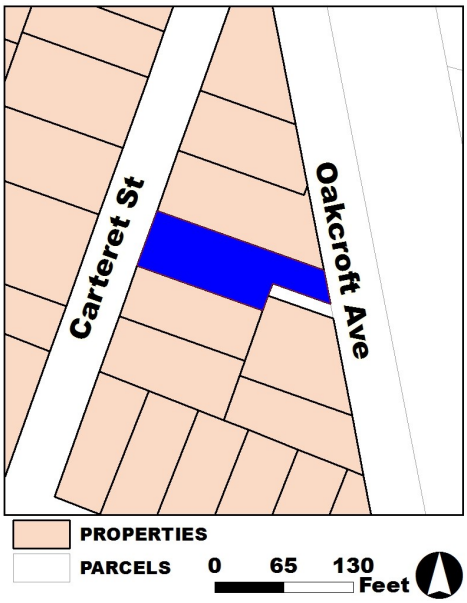
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -184927655

Property Name: 15 CARTERET STREET **Ownership:** Private
Address: 15 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is three-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front elevation faces southwest toward Carteret Street and the first floor is set several steps above grade. There is a drive on the east side of the property accessed from Oakcroft with a garage that has been reoriented to face the rear yard. The building is clad with stucco from grade to underside of roof with a stucco-clad water table at the perimeter. The windows are one-over-one hung sashes, possibly replacement, with flat-stock wood trim with drip cap and narrow wood sill. The main roof is a hip that projections on all sides to a boxed cornice with flush boards at the soffits. This connects with another hip roof about center of the north façade, which is set over a two-story extension. This roof is similarly detailed to the main roof. Centered on the main roof is a wide dormer with hip roof that projects slightly and is also detailed similarly to the main roof. There are three small hung sashes grouped with narrow mullions at the center and the walls are clad with stucco. All the roofs are clad with asphalt shingles. The front entrance is set center of the main block. It is a stucco-clad enclosure with a hip roof similar in detail to the main roof. At its center is a 15-light wood door that leads to brick stairs with limestone treads and metal railings on each side. In each of the side walls of the enclosure is a single hung sash. The heads of the openings, both door and window, are slightly different than the main block in that they are slightly rounded at the outer edges at the trim, and the sills are molded at their bottom edge. In each of the outer bays at the first floor of the main block are paired hung sashes with center wood mullion. Above these at the second floor are single sashes with no fenestration at the center bay. The two-story north extension has a pair of sashes at each floor level; the trim here is the same as found at the front enclosure. The first floor sashes have lights of six-over-

one. The north side of the extension has three grouped sashes matching the front at each floor level. The south elevation has limited fenestration with its main feature being a box bay projection with hip roof set in the west bay at the first floor. It has three grouped six-light awning sashes set at ceiling level. There is a slight detail here: three wood blocks set at the top of each jamb and mullion below the head trim. The garage is one-bay wide with a front gable clad with novelty siding. There is a single window in the street-facing side off-center to the north.
The Essex County tax records indicate a construction date of 1930 and this is confirmed by the city directories. The sashes appear to be replacement due to their lack of lights and their detailing in the opening.
The building is a fine example of a simply detailed Craftsman style residences. The slight changes in the trim of the openings and the simply detailed roofline over a flush wall of stucco are the key features of the style that have been retained. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

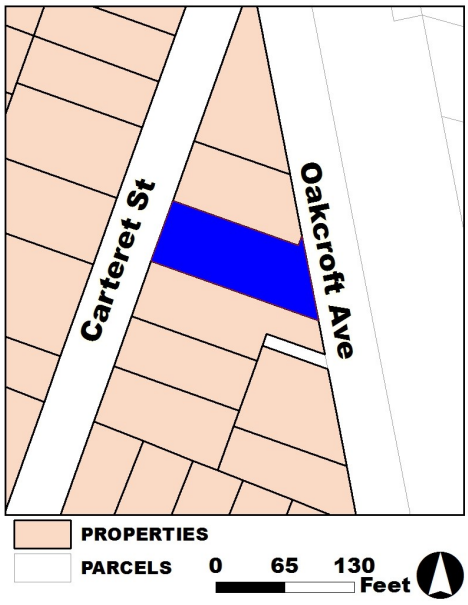
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1948328033

Property Name: 16 CARTERET STREET **Ownership:** Private
Address: 16 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	16

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half-story single-family residence with Craftsman style detailing on a traditional Colonial Revival form. The front elevation faces northeast toward Carteret Street and the first floor is set several steps above grade. There is a drive set on the south side of the property. The foundation is parged masonry. The building is clad with wood shingles with mitered corners. The windows are typically six-over-one wood-hung sashes with some variation. The trim is flat stock wood with drip cap and narrow wood sill. The main roof is a side gable with simple boxed overhang with flush soffit boards. A two-story extension, shallower than the main block, is set on the south side; it also has a side gable and the downward slope of both gables align and the eave condition continues. A brick chimney is set downslope to the front on the south side of the main roof. A pent roof is set between the first and second floors, which connects with a shallow hip roof projection over the front entrance in the north bay of the main block. Two massive canted posts with large molded brackets set at their front face support the end of this roof. These posts are unadorned, other than the brackets, and rest on brick piers with a brick wall behind that enclosing the brick stairs and landing treated with limestone treads. At each side of the landing are built-in benches with the backs being tall wide wood balusters set between a top and bottom rail. The seat is set just short of the posts creating a solid bench end. The front door, set off-center to the north, is eight-light over one-panel wood with a six-light casement set next to it but apart. In the center bay are three grouped sashes: two flanking four-over-one hung sashes with a center, wider six-over-one hung sash. Centered in the extension are a pair of six-over-six hung sashes. At the second floor across the main block and extension from north to south are a single eight-over-one hung sash, a pair of six-over-one hung sash, and another pair of six-over-

one hung sash. The south elevation has four grouped eight-over-eight hung sashes with narrow mullions set at the first floor of the extension; the pent roof continues between the first and second floor, and above are three grouped eight-over-one hung sashes. The rest of the façade is not readily visible from the street. The north side has a fairly regular fenestration with either single or paired windows at each bay and one window opening set center mid floor between the first and second levels.
The Essex County tax records indicate a construction date of 1916 and this is confirmed by the city directories. According to the permit card, the builder was Thomas Curtis. There are no obvious changes to the building. The windows appear to be original because there is evidence of paint and glazing putty loss, which would not occur at replacement sash.
The building has a traditional Colonial Revival form with apparent symmetry and prominent side-gable roof, but the front entrance is distinctive for its Craftsman style detailing from grade to roof. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

National Historic Landmark?: ☐

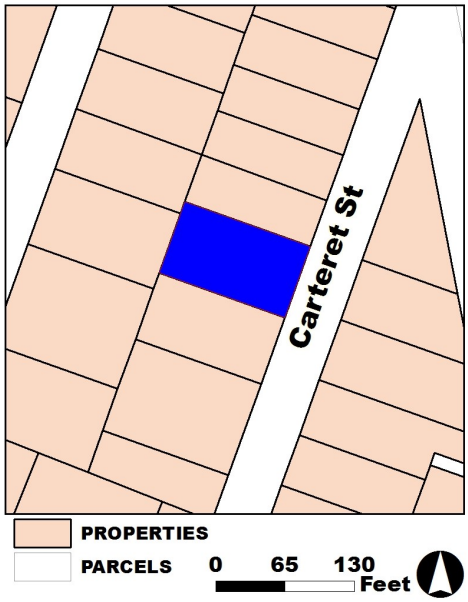
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1293929800

Property Name: 17 CARTERET STREET **Ownership:** Private
Address: 17 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The front of the building faces southwest toward Carteret Street and the first floor is set several steps above grade. The foundation is parged masonry. The upper levels are clad with wood clapboards with mitered corners. The windows are one-over-one hung sashes and the trim is flat stock with molded edge and wood sill. The roof over the main block is a side gable with a full return detailing a pent roof below the gable on both sides. Set center of each gable is a hung sash. The roofing is asphalt shingles. The main entrance is set center of the main block and is a paneled wood door. Set over the entrance is a wide shed roof clad with asphalt shingles and supported by Doric columns, one at each end, which rest on the wood porch and are supported by parged masonry piers. Centered between the columns, which have molded capitals and bases, are wood stairs. The stairs and landing are enclosed by wood railings with square newel posts, top and bottom rails, and square balusters. To either side of the door at the main block is a single hung sash. At the second floor in each outer bay are paired hung sashes with wood mullions. There is a one-story extension on the north side that has a hip roof. It extends almost the full depth of the main block and has a single typical sash centered on the front elevation. There is a bay window projection centered on its north side with the roof being the overhang of the hip. It has a typical hung sash in each face of the bay. The upper levels of the north elevation have a typical sash in each bay. The south elevation has a regular fenestration pattern except for a box bay with shed roof set to the side and three-clerestory windows centered on it. There is a wood deck at the rear, but it is barely visible from the street. The garage is set on the east side of the property and accessed from Oakcroft Avenue. It is two bays wide with a front gable roof. It is clad

with wood clapboard with corner treatment. The doors are spaced apart and are wood paneled with lights in the upper center panels. There is window centered at each side elevation.
The Essex County tax records indicate a construction date of 1915 and this is confirmed by the city directories. The only noted changes are the windows appear to be replacement material and the trim around the two first floor windows has been changed; essentially new material has been added to the existing trim. The deck at the rear is not readily visible from the street.
The building retains its muted Colonial Revival style influences, such as its massing, roofline and fenestration patterns, and the front entrance is a distinctive feature. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

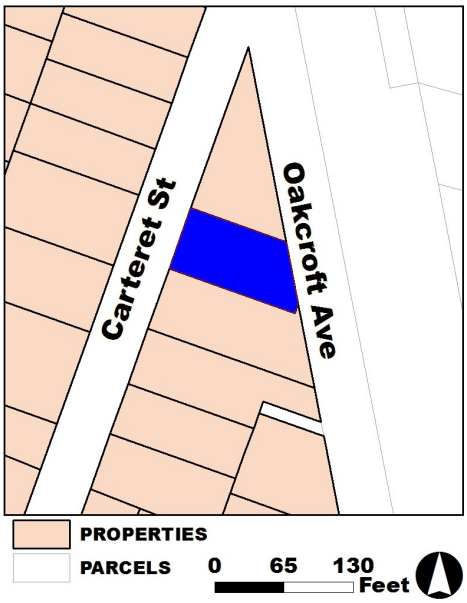
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1394917920

Property Name: 18 CARTERET STREET **Ownership:** Private
Address: 18 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	15

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style. The front elevation faces northeast toward Carteret Street and the first floor is set several steps above grade. There is a drive set on the north side of the property which leads to a garage at the rear. The foundation is rock-face concrete block. The building is clad with stucco from grade, including a stucco-clad water table, to the underside of the roof. The windows are typically six-over-one hung sashes with narrow flat-stock wood trim with drip cap and narrow wood sill. The main roof is a hip with flared eaves to a projecting eave finished with soffit boards. Centered on the front and north gable roof are gabled dormers with projecting molded cornice with slight return on their face. A chimney is set center of the dormer on the north side; it is stucco clad from grade to dormer roof and then is brick above the roof. All roofs are clad with asphalt shingles. Slightly off-center to the south at the first floor is a three-bay wide stucco-clad porch with hip roof. Each bay of the porch is distinguished by stucco piers with segmental arched head openings between and a low stucco-clad wall at each opening; these walls have narrow slats to let the floor drain and below that are small segmental arched head openings with lattice. Set to the north are a wood stair and landing enclosed by a low stucco-clad wall on its north end. This leads to the porch level where the front door is set aligned with the first bay of the porch. At the top of the landing at the main block is a typical sash. The door is next to it. Spaced equal distant apart along the balance of the first floor are two typical window openings. At the second floor there is one typical sash in each outer bay. At the gable there is a pair of one-over-one hung sashes with wood mullion. The fenestration at the south elevation is fairly regular with a window or a pair of windows approximately in each bay. The north elevation only has windows at the first floor. There is a one-story shed roof

structure at the rear that appears to be original based on the maps and detailing. The garage is one-bay wide with a gable roof and clad with clapboard siding with corner boards. The door is either non-existent or open at the time of the survey.
The Essex County tax records indicate a construction date of 1912 and this is confirmed by the city directories. The window sashes appear to be replacement material simply based on their detailing.
The building is a fine example of a simply detailed Craftsman style influenced residence with prominent front porch, prominent hip roof, and asymmetrical placement of porch with the side stair filling out the composition. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

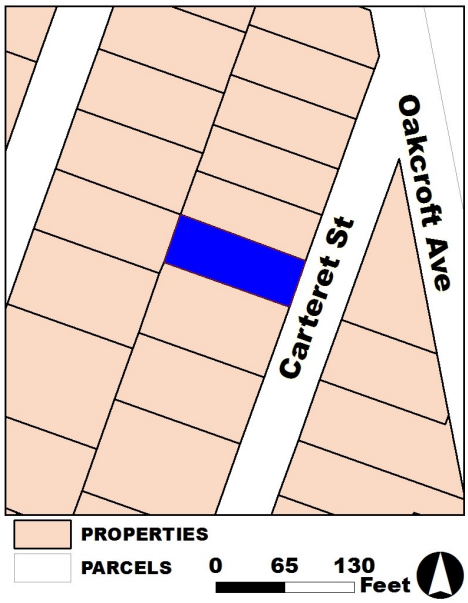
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1093947123

Property Name: 19 CARTERET STREET **Ownership:** Private
Address: 19 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence. The front elevation faces southwest to Carteret Street and the building occupies the corner where Oakcroft Avenue and Carteret Street meet. The first floor is set a few steps above grade. The foundation is parged masonry. The building is clad with vinyl siding with corner treatment. The siding is flared between the first and second floors. The windows are hung sashes (appear to be replacement material) with vinyl cladding at the trim and sills. The main roof is a side gable with boxed cornice that returns slightly at each gable end. It is clad with asphalt shingles. There is a pent roof at the front, also clad with asphalt and set on a shallow molded cornice. Off-center to the north is the front door. Over it is a hip roof with its cornice aligned with that of the pent. It is supported by two wood, angled brackets. The stoop and steps are brick with brick side walls with limestone copings. To the south of the door is a pair of hung sashes with clad mullion. To the north is a single sash. Centered in each bay at the second floor is a single hung sash. On the south side is a one-story addition with flat roof similarly treated as the main building. It has a pair of awning sashes with mullion at its center. This same sash grouping is set center of the north elevation. This addition appears to cover pairs of windows in each bay at the first floor. There are single windows in each bay at the second floor and a pair at the attic level. On the north side is a one-story extension that appears to be original to the building. It has a hip roof and extends two-thirds along the north elevation. It has two windows at the front and three at the side. In each remaining bay of the main block are single windows at the first and second floors and a pair of windows at the attic level. There is a shed dormer at the rear with a brick chimney set at its north end. The one-story extension on the south side is the garage which is accessed from Oakcroft Avenue at the rear

of the property.
This building was constructed in 1922 and modified in the early-21st century including the addition of the garage and the replacement of the sashes.
The building tries to reflect the Colonial Revival in its roofline and other detailing but the lack of symmetry and any type of detailing other than a simple hood over the door as well as an imbalance of scale between the first and second floors shows a failure in the execution of the key component of the style. The building would not be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

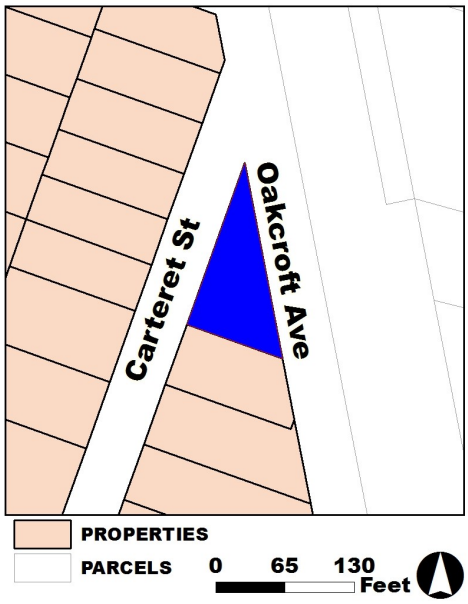
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1936496709

Property Name: 20 CARTERET STREET **Ownership:** Private
Address: 20 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	14

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story, single-family residence in the Colonial Revival style. The front elevation faces northeast toward Carteret Street and the first floor is set a few steps above grade. A driveway is set on the south side of the property. The foundation is parged masonry. The building is clad with wood clapboards with corner boards. The windows are hung and of different configurations with flat-stock trim and narrow wood sills. The roof is a side gambrel that overhangs the first floor and returns to a slight pent on each end. There is a shed dormer that runs almost the full width of the roof and it is detailed the same as the main building. Both roofs are clad with asphalt shingles. The overhang at the front is supported by thin, flat corbels with a narrow trim board set just below the soffit and above the head of the first floor window trim. The front entrance is set center of the elevation. It has a gabled overhang with the cornice aligned with the edge of the main roof and a full return at the front. The overhang is supported by a pair of Doric columns at each end that are set on a brick landing with brick stairs set center. The columns have molded capitals and bases with lattice set between each. The railings at the stairs are metal. The railing at the landing is composed of a top and bottom rail with wide balusters set a distance apart. The door is set behind a wood screen and has two infilled sidelights that are only partial height. Set to either side of the entrance in each outer bay is an eight-over-one hung sash. Centered in each bay at the dormer, three in total, are single six-over-one hung sashes. A brick fireplace back and chimney is set center of the south elevation. There are eight-over-one sashes in each bay at the first floor, six-over-one at the second, and a smaller six-over-one at the attic. The north side is similar but with a box bay projection at the first bay with three awning sashes grouped and set under a slight roof projection with cornice that aligns with the pent at the main

building. The garage is one large bay wide with a hip roof and the building is clad with clapboards with corner boards. The door was not visible.
This building was constructed in 1916 and there are no apparent modifications.
The building is a fine example of a Colonial Revival style residence with gambrel roof, distinctive classically detailed front porch, and apparent symmetry and would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

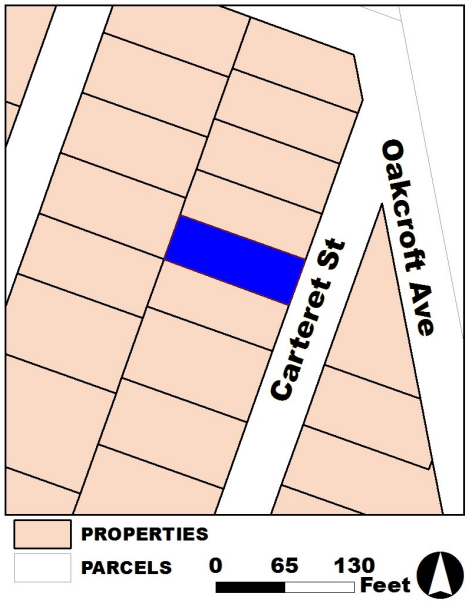
National Historic Landmark?: ☐	
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 832406754

Property Name: 22 CARTERET STREET **Ownership:** Private
Address: 22 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style with Tudor Revival influences. The front elevation faces northeast toward Carteret Street and the first floor is set several steps above grade. A drive is set on the north side of the property and leads to a garage set at the rear. The foundation is rock-face concrete block. The building is clad with stucco from the projecting stucco-clad water table to the underside of the roof. There is half-timbering at the gable ends. The windows are six-over-one wood-hung sashes with some variations. The trim is flat stock wood with a drip cap and narrow wood sill. The roof is a side gable that overhangs on all sides. A stucco clad chimney is inset from the south at the ridge. A wide shed dormer is set center of the roof. It is also clad with stucco and has four narrow one-over-one hung sashes grouped with narrow mullions. Both roofs are clad with asphalt shingles. The front elevation is dominated by an all-encompassing front porch. The porch is three bays wide with the south and center bays pulled forward of the north bay. The larger forward bays have a front gable roof and the shallower north bay a hip roof that connects with the gable roof to share a cornice line. The gable end is finished with half-timbering. There is one large pointed segmental-arched opening under the gabled section. It is infilled with two pairs of six-over-one sashes with a wide paneled mullion set between each pair. The whole assembly sits on a paneled low wall from deck to sill height. The same assembly is carried to the south elevation with three grouped windows and to the north elevation with a single window. Adjacent to this window is the opening to the front door set in the north side; it is a 15-light wood door. This door opens to a wood deck covered by the shallower hipped roof section of the porch. The front opening and north side opening both are flat arches with molded corners and lack fenestration. A window is set center of the opening at

the main building. Wood stairs are set in front of the opening with a low wall on its north side and the porch on its south side. Centered in each of the outer bays at the second floor are single, six-over-one wood-hung sashes. The gable sides have regular fenestration. The garage is one-bay wide with a hip roof. It is clad with wood shingles and has a pair of six-light over cross panel wood doors that swing out.
22 Carteret is one of the earliest buildings on Carteret Street constructed as part of the Oakcroft development; c. 1909. The porches similar to this one in the survey area are typically open where this is infilled. The infill, however, appears to be older material fabric and does not detract from the overall character and form of the building.
This is one of several Craftsman style residences with Tudor Revival detailing that retains its architectural detailing and character and would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

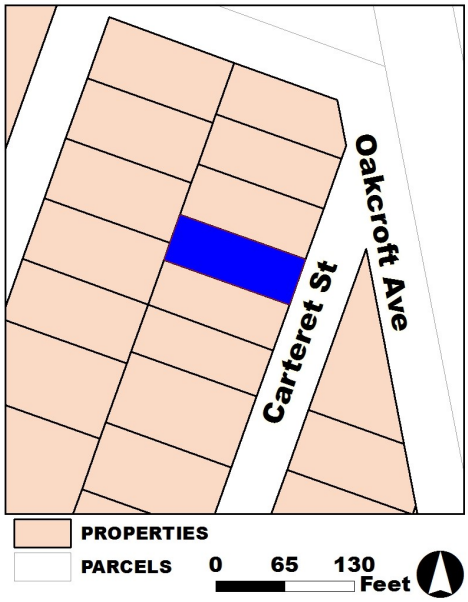
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1836506629

Property Name: 24 CARTERET STREET **Ownership:** Private
Address: 24 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a four-bay wide by three-bay deep, one-story residence in the Craftsman style. The front faces northeast toward Carteret Street and the first floor is set a few steps above grade. The majority of the building is finished with brick from grade to underside of roof with an extension to the south that is clad with wood clapboards. The windows are six-over-one hung sashes in a flat-stock frame with a brick sill at the masonry walls and with flat-stock trim with edge mold at the frame section. The main block, which is three bays wide, has a low hip roof with a deep overhang clad with soffit boards. The south extension has a hip as well with the same eave condition, but a slightly lower ridge set parallel to the street. On the north side about center of the building is a slight boxed projection that also has a hip with its eave aligned with the main roof and the ridge set parallel to the street and lower than the peak of the main roof. A brick chimney is set on the south side toward the rear. The entrance is set center of the main block, and consists of a newer paneled door with fanlight in a simple masonry opening. A patio surrounded by a low brick wall occupies the south and center bay. It is capped with a limestone coping. The stair to the patio is off set from the front door in the south bay of the main block. The stairs are brick with limestone treads. In the south bay of the main block are two typical windows set apart. In the north bay is a single typical window opening. The south frame extension, original to the building, has a single opening with two stacked hopper windows. There is no visible opening in the south elevation and only a single window in the north elevation before the projection. A drive is set on the south side of the house and leads to a one-bay garage, which has a front gable roof and is clad with novelty siding at the gable end and is painted concrete block at its base. The door is a multi-panel wood overhead door with glass lights at the upper panels.

There are no apparent modifications to this building other than the possible replacement of the sashes.
Constructed in 1923, this is a unique building in that it is only one story in height, but it is also distinctive in its employment of Craftsman detailing such as the use of a rich red brick, the all-encompassing patio at the front that blends with the landscape, the low-slung hip roof, and the incorporation of wooden elements at the front extension. The building would be a contributing resource in the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

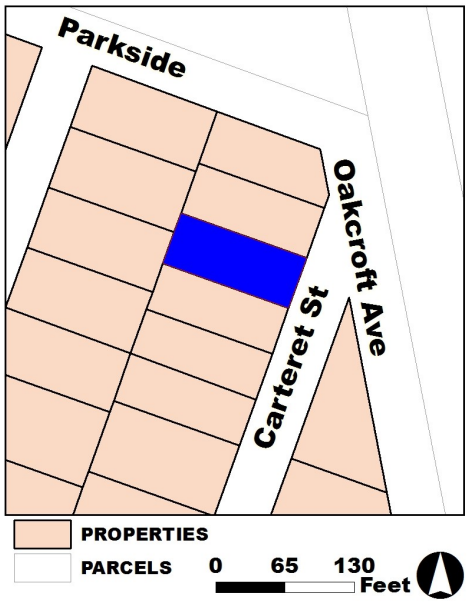
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -893092716

Property Name: 26 CARTERET STREET **Ownership:** Private
Address: 26 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front elevation faces northeast toward Carteret Street and the first floor is set a few steps above grade. The first floor level and foundation are clad with red brick while the gable ends and dormers are clad with wood shingles. The windows are one-over-one replacement sashes with flat-stock trim with drip cap and narrow wood sill. The roof is a side gambrel with a full return on each end to create a pent roof. An almost full-with shed dormer is set on both sides. Each roof has an extensive overhang, and both are clad with asphalt shingles. A brick fireplace back with chimney is set in the first bay at the south elevation penetrating the roof here. The front door occupies the north bay. It is distinguished by a small hip roof that projects from the main roof and is supported by Doric columns at each side. The columns are set on brick sidewalls that enclose the stoop and brick stairs leading to the front door; the railing at the stoop is only a top rail. Off-center of the south bay are three grouped sashes separated by mullions; the center window is wider than the two flanking windows. Centered in each bay at the dormer is a single window; between these openings is an oval with key detailed at head, jambs, and sill, and leaded cames in a spiderweb pattern. The fenestration on the south elevation consist of square single-light openings set just under the pent roof, one on either side of the fireplace back and two in the west bay. A pair of windows occupies the center of the second floor and a single small sash is at the attic. The north, much of which is covered by vegetation, has a more regular fenestration with windows in each bay. There is a drive set on the south side of the property, but no garage is visible from the street.

Constructed in 1923 per the permit card, the most readily noted change is the replacement of the sashes.

The building is a fine example of a sedate Colonial Revival residence and would be a contributing resource in the historic district. The expression of the Colonial Revival is found in the gambrel roof, the detailing of the front entrance, and even in the small center window at the dormer.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

Registration and Status Dates:

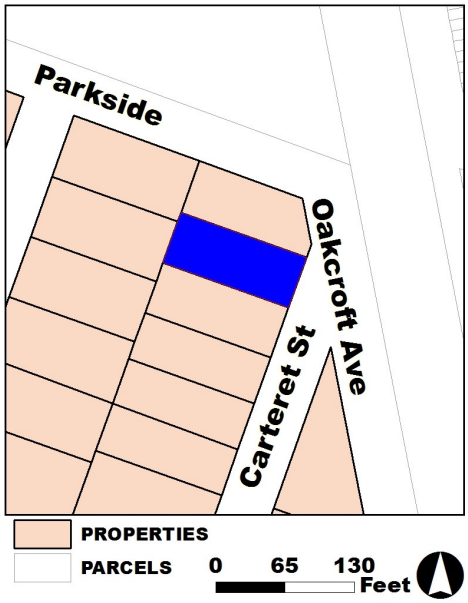
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1689426497

Property Name: 28 CARTERET STREET **Ownership:** Private
Address: 28 CARTERET STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by four-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front elevation faces northeast toward Carteret Street and the first floor is set several steps above grade. The foundation is brick, and the building is clad with wood shingles with mitered corners. The windows are typically three-over-one hung sashes with flat stock wood trim with drip cap and narrow wood sill. The roof is a side gambrel, which connects on both sloping sides with shed roofs over one-story extensions front and back. Centered on the front elevation is a wide shed dormer also clad with wood shingles. The roofing is asphalt shingles. The rafters are exposed at each overhang and molded wood brackets support the end wall eaves at each “bend” in the roof. A brick fireplace with chimney is set in the first bay on the south elevation. The entrance is set in the north bay at the one-story extension and consists of a wood paneled door with a storm door and two three-light over one-panel sidelights. Brick stairs with limestone treads and metal railings at each side lead to the front door. In the south bay are three grouped aluminum stacked hoppers. Centered in each bay of the dormer are paired sashes with a wood mullion. The south elevation, where visible, has regular fenestration. The north elevation has minimal fenestration with the same hopper window at the front one-story extension, a few randomly placed sashes, and one door about center leading to the basement. There is a two-story rear extension above the one-story extension. It interrupts the rear shed dormer but has limited impact to the building as a whole. The garage is two bays wide with a gable roof. The building is clad with wood shingles and the overhang of the roof is supported by narrow purlins. The doors are overhead flush panel metal with a dividing shingle-clad mullion. The rear extension, as noted, has little impact to the overall massing of the building. The front one-story extension was originally an

opening or screened porch and was enclosed probably in the mid-20th century based on the windows. It is unclear if the sashes are replacement material.
Constructed in 1925, the building is deceivingly large as the front façade is detailed in such a manner as to look small. The building employs the main expressions of the Colonial Revival in the choice of roof but also employs Craftsman style detailing at the roof overhang detailing. The building would be a contributing resource to the historic district.

Setting:

Carteret Street is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and Godfrey Road to the south. Both sides of the street are lined with sidewalks with the sidewalk on the east side of the street almost double the width of other sidewalks in the survey area. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Carteret are set on slightly narrower lots than adjacent streets that run in the northwest to southeast direction.

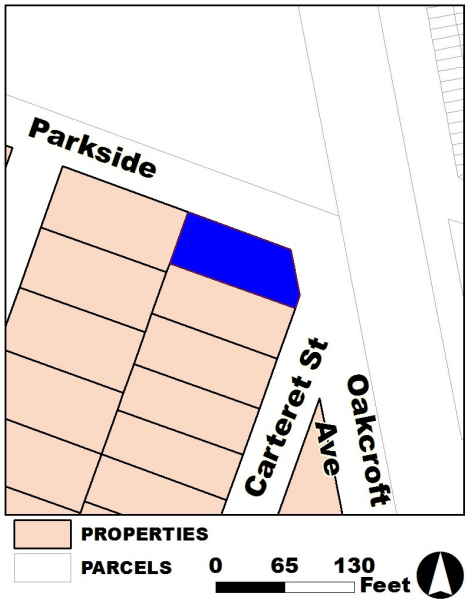
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1720842861

Property Name: 91 EDGEMONT ROAD **Ownership:** Private
Address: 91 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-unequal bay wide by three-bay deep, two-and-one-half story single-family residence in the Shingle style. The building faces southwest toward Brookfield Road and the first floor is set several steps above grade. The property has a low stone retaining wall the perimeter and the driveway is accessed from Edgemont Road with a garage located in the southeast corner of the property. The foundation is red brick and the building is sided with wood shingles with mitered corners; a flat-stock wood water table is set just above the foundation. The window types and sizes vary but the openings are typically trimmed with flat-stock wood with narrow projecting sills and a drip cap at the square-shouldered openings. The main roof, clad with asphalt shingles, is a side gable with cross gables at the front and rear creating an intricate roof plan. The roof overhangs with exposed rafter tails at the downward slopes and deep recesses at the gable ends set behind flush rake boards with narrow molded trim at the transition with the roof. A one-story porch occupies with center and east bay; it has a shallow hip roof supported by three square columns with molded capitals and plinth. The porch columns are supported by brick piers with lattice between. The wood stairs lead from the west side of the porch. The railing has a wood top and bottom rail with a series of straight balusters and crossed balusters. A substantial newel is set at the first step. The first bay is defined by a front gable that projects slightly from the narrower center bay. The upper section of eave overhangs and transitions to a flush rake board at the head of the second floor windows. The roof extends to the first floor over a one-story enclosed porch. The second floor is supported by the same wood post as the entrance porch including brick pier and lattice below. Set between the post and a one-story bay window projection are a pair of six-over-six wood-hung sashes over one-panel each sash. Each side of the bay window projection has a one-over-one hung sash

set center. The roof of the bay window projection and of the front porch are connected and align with a slight overhang of the second floor at the enclosed porch. At the second floor of the west gable is a large one-over-one hung sash and at the attic is a net tracery over one-light hung sash with a half-round head. In the center bay at the first floor is the entrance door set behind a one-light wood storm door. At the second floor above the door are a pair of net-tracery over four-light sashes with square-shouldered heads. The east bay is similarly detailed as the west bay with a typical one-over-one hung sash centered at the first and second floors and a half-round opening with net tracery at the attic level. The west elevation, which faces Edgemont Road, is similarly detailed to the front. The enclosed porch has three bays of paired windows separated by wood posts set under the sweep of the front gable roof. Off-center on this roof is a gabled dormer with two square-shouldered openings at the second floor, spaced apart, and a typical half-round opening at the attic. The east side is only partially visible due to vegetation; it carries the same simple square-shouldered fenestration at the first and second floors and a typical half-round opening at the gable end. Portions of the rear are viable from Edgemont Road and carries the same principals from the front with a one-story porch matching the front on the east side and a hip dormer about center of the main roof between two cross gables. The garage is two bays wide with a front gable roof clad with clapboard siding. The roof overhangs slightly on all sides. The trim around the doors is flat stock and the building edges are trimmed with corner boards. The doors are multiple panel wood with lights at the upper center panels.

The Essex County tax records note the building was constructed in 1880 but a building does not appear on the maps until 1906. The 1981 Historic Sites Inventory (0713269) dates the building to c. 1903, which is more likely. It is considered one of the earliest buildings in this section of the survey area and pre-dates the Oakcroft development. Based on photographs taken as part of the inventory in 1981, the north porch was originally finished with railings and removable screens, which have seen been enclosed to reflect its current appearance. The building is a fine example of a reserved Shingle style house. The varied façade, the integration of the porches within the larger block, the articulation of the cross gables, and the use of wood shingles with simple trim elements and exposed rafter tails are all features of the style. The enclosing of the porch was executed in a manner that it continues to read as a porch but with different fenestration. The building would be considered a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

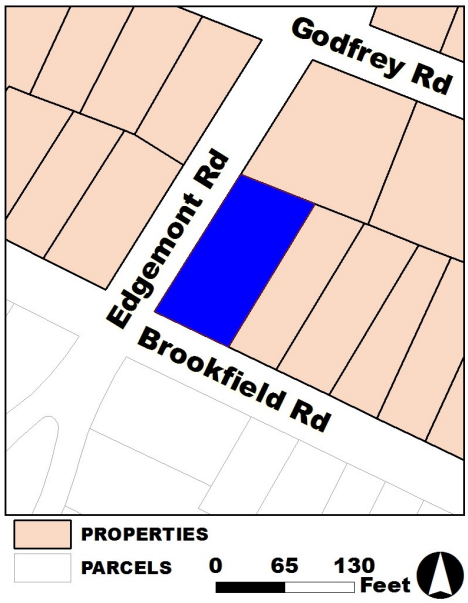
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Robinson, E.	Atlas of Essex County, (Plate 019 – Montclair Left)	1890	
A.H. Mueller & Co.	Atlas of Essex County, (Montclair Town- Plate 025)	1906	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1152116473

Property Name: 105 EDGEMONT ROAD **Ownership:** Private
Address: 105 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and one-half-story single-family residence in the Colonial Revival style with Craftsman influences. There is a one-story porte-cochere on the north side and a one-story wing on the south side. The building occupies the corner of Edgemont and Godfrey roads and the front of the house faces northwest. The first floor is set several steps above grade. There is lawn on both street sides and a drive on the north side leading to a garage in the southeast corner. The building is finished with stucco from basement to underside of roof with a stucco water table. The windows are typically six-over-one wood-hung sash with some noted exceptions. The trim is flat-stock wood with a molded outer edge and a narrow projecting wood sill. The roof is a side gambrel that encompassing the attic and second floor with a wide, shed dormer on both the front and rear sides. The porte-cochere has and one-story wing each have a shallow, front gable roof with full cornice returns and stucco-finished tympanums. All of the roofs are clad with asphalt shingles and overhang slightly. The porte-cochere roof is supported on its north end by round Doric columns set on a low stucco wall. The south end is supported at its front by a similar Doric column which is set on the front entrance porch located in the north bay. The porch is wood frame with a gable roof with full cornice return and stucco-finished tympanum. The roof is supported by a pair of Doric columns at the front and one set to rear of the outer column set on stucco-clad masonry piers. The deck is wood frame, and the steps, centered on the porch, are wood. The railing at the stair is simple horizontal boards with plain square newels. The railings at the porch have a top and bottom rail with center newel and square balusters. Centered on the porch is a door set behind a wood storm. To the south of the door is a small casement sash with art glass and lead cames. In the south bay are three grouped four-over-one wood-hung

sash with wide wood mullions between. The wing has three grouped six-over-one wood-hung sash with narrow wood mullions between. At the second floor in the dormer, are two six-over-one wood-hung sash set a distance apart. The north has a pair of typical sashes in the east bay, smaller one-light sliding sash under the porte-cochere. At the second floor, there is a typical window in each bay, a large window set about center just at attic floor level, and two smaller four-over-one sash at the attic level. The south elevation carries the windows from the front at the porte-cochere, two pair with a dividing stuccoed mullion between each pair. Set to the east of these at the main building are three grouped square windows with art glass and lead cames set in a slight projection that has a shed roof. At the second floor there are two typical windows set apart with a stucco hood supported by a wood cornice and plain wood brackets over the both openings. At the attic are a pair of six-over-one wood-hung sash with a wood mullion. The rear is more plainly detailed that then front but with a similar pattern at the wing, of a pair of typical sashes. At the first beginning in the south bay is an eight-over-one sash, at center is a small one-over-one sash, and in the west bay a wood door set behind an aluminum storm. A wood deck occupies the north bay. At the second floor dormer, six-over-six wood-hung sash flank a center four-over-one hung sash. A stucco-clad chimney is centered on the roof just below the ridge. The stucco-clad garage is a one-story building two bays wide by two bays deep with the front facing Godfrey Road. The roof is a gambrel. There are two vehicle doors in its south elevation; each are flush metal with lights. There are two six-over-six wood-hung sash in the west elevation.

Constructed in 1912; the property first appears in the city directories in 1914. A deck was added in the late-20th century to the rear of the property and the garage doors are newer material fabric. The building reflects the Colonial Revival in its roof form, detailing of the porte-cochere and the front porch, and fenestration, while also incorporating elements of the Craftsman style in use of stucco, small hood molding over the second floor windows on the south elevation, and the use of art glass in a few select window openings.

Constructed as part of the initial phase of Oakcroft's development and retaining a high degree of architectural integrity, 105 Edgemont Road would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

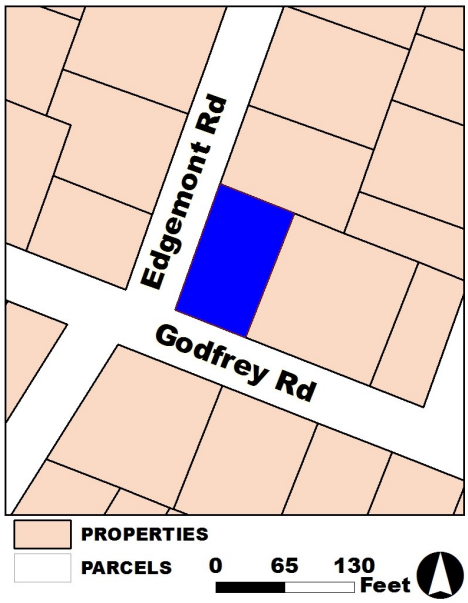
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 690172273

Property Name: 106 EDGEMONT ROAD **Ownership:** Private
Address: 106 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	17

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence executed in the Colonial Revival style. The building occupies the corner property at the intersection of Godfrey and Edgemont roads. A low stone retaining is set partially on the south side of the property and drive is accessed from Godfrey Road leading to a garage. The front elevation faces southeast toward Edgemont Road and the first floor is set only a few steps above grade. A two-story wing is set on the south elevation. The foundation is masonry finished with parging. The building is clad with wood clapboard with mitered corners. The windows are typically six-over-one hung sash with some exceptions. The trim is typically flat stock with a drip cap and narrow projecting sill. The main roof is a front gambrel with full shed dormers on both sloping sides. The main roofs encompass the second and attic levels and have a slight sweep at the overhanging eaves and a full cornice return at each gambrel end (when not interrupted by the wing). A wood fascia is set below the roof over the first floor windows. The wing also has a gambrel roof with shed dormer. All roofs are clad with asphalt shingles. A brick chimney is set about center of the roof on the south end. Centered on the front façade is a recessed entrance detailed with corner brackets at the opening and with a porch hood with hip roof in line with the edge of the main roof and supported by detailed wooden brackets. The door is six-light over two-panel wood with five-light sidelights. Brick steps lead up to the front porch with a slight landing in front and in line with a brick walk and brick stair at the sidewalk. To either side of the door area a pair of typical windows with wood mullion. At the second floor, a pair of nine-light casements are set center and these are also flanked by a pair of typical sashes. The wing has at its center a typical sash at the first floor and two nine-light casement sash set apart at the second floor. The north elevation is partially obscured by vegetation; the

fenestration is simple where visible at the upper floors, small multi-light sash at the second floor and small paired typical sash at the attic. The south wing dominates the south elevation. A the first floor, there is a box bay set under the cornice return/pent roof; there are three grouped typical sashes in this bay. Above at the second floor are a pair of typical sashes. The garage is one-bay window by two, unequal bays deep with the front facing south. The roof is a front gable clad with asphalt shingle and a slight overhang with cornice return. The siding is wood clapboards. The trim is flat stock. The door is a wood roll-up door simulating two outswing barn doors. There are three grouped windows and a door in the east elevation.

Constructed in 1917 and the property first appears in the city directories in 1920. The main section of the house is a traditional Colonial Revival executed using typical features such as the gambrel roof, multiple-light sashes, symmetrical façade, and an emphasis of the main entrance with hood supported by brackets. The south wing is a 21st century addition executed in a manner that it matches the main building in the detailing but is set back from and lower than the main building. The sashes all appear to be 21st composite material except for the front entrance sidelights.

Although there have been changes to the building, such as the addition and the replacement of the sashes, the residence retains its Colonial Revival features and reflects the architectural of the neighborhood. The addition is sympathetic to the main building in its placement and massing; the detailing is a very close match making it difficult to discern it is an addition. Given the building's high level of architectural integrity, it would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

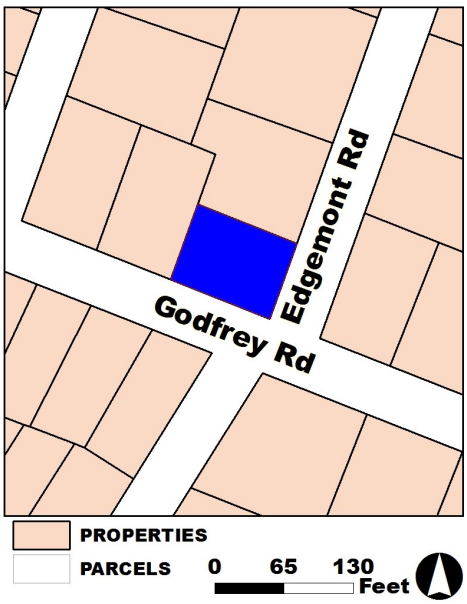
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -620449732

Property Name: 109 EDGEMONT ROAD **Ownership:** Private
Address: 109 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence executed in the Colonial Revival style. The front elevation faces northwest toward Edgemont Road and the first floor is set a few steps above grade. There is a one-story enclosed porch on the south side. The property front lawn is set level with grade. The foundation is parge-clad masonry. The building is finished with wood clapboards with mitered corners. The windows are typically six-over-six wood-hung sash with flat-stock trim with drip cap. The main roof is a front gable with a full-width shed dormer with a small gable peek at its center with corbels supporting each end of the gable. The roof over the enclosed porch is a shed. Both roofs are clad with asphalt shingles. A brick chimney rises along the south wall and is centered on the ridge. In the center bay at the first floor is the main entrance; a six-panel wood door with sidelights. The sidelights are composed of a center circle with diamond panes top and bottom with one-panel below each sash. Set to either side of the door assembly are fluted pilasters with molded capitals and bases. The door is set under a gabled hood with a half-round arch detailed with dentils and set between each gable return. The whole assembly is supported by wood bracket that are set above the pilasters. Brick stairs with brick side walls lead to a brick stoop with wood railing set to either side. The railing has a large square newel at each end with top and bottom rail set between with square wood balusters. To either side of the door in each outer bay are two typical sashes set apart. The enclosed porch is similarly detailed to the main entrance. It is three unequal bays wide by three unequal bays deep. The front is articulated with a wide north bay and a narrow south outer bay. Set between each is a plain wood pilaster set under a deep molded entablature. An eight-light casement with wood panel below occupies the narrow bay and a pair of 12-light casements with panels below occupies the north

bay. At the second floor of the main building is a Palladian window assembly with a half-round multi-light over six-light wood-hung sash flanked by three-light casement sash. In each of the outer two bays are typical sash. The fenestration patterns are somewhat replicated on the side elevations. The north elevation has single windows in each bay at the first floor, three at the second floor and a Palladian assembly at the attic. On the south elevation, the same fenestration is carried at the enclosed porch with single eight-light casements in the outer bays and a rhythm of eight-light casements flanking a pair of twelve-light casements separated by thin wood mullions in the center bay. At the second floor, there is a typical window in each bay and four-light casement sash at the attic to either side of the chimney. The garage is accessed along the drive on the north side of the house. It is one-bay wide with a front gable roof clad with novelty siding. The door is a multi-panel wood overhead with lights in the upper center panels.
Constructed in 1916, which is the year the property first appears in the city directories. The residence continues to reflect its Colonial Revival style through the detailing of the roof, siding treatments, emphasis of the front entrance with a hood molding, and the detailing of the fenestration including a simplified Palladian configuration. There is a rear, two-story addition (constructed in 2002) but it is not visible from the street. The windows at the enclosed porch are a composite material installed in the last few years.
109 Edgemont Road retains a high degree of architectural integrity. The most significant modification is an expansion toward the rear that is not visible from the street. Most of the windows sashes have been retained except at the porch. Given its current condition, date of construction and level of integrity, the building would be considered a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

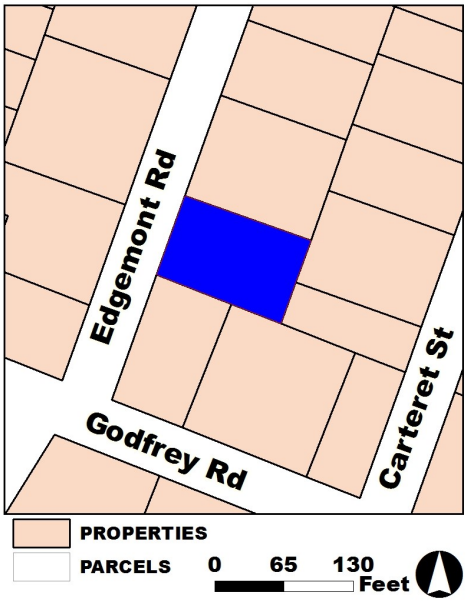
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 155447980

Property Name: 110 EDGEMONT ROAD **Ownership:** Private
Address: 110 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	16

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and one-half story single-family residence with a two-bay wide by two-bay deep, two-story addition on its south side set only slightly back from the main building at the front. The building is executed in the Colonial Revival style. The front elevation faces southeast toward Edgemont Road. The property is set on a slight bluff so that there are three steps up from the sidewalk to the front lawn that is heavily landscaped. The first floor level is set several steps up from the lawn. The building is clad with stucco from foundation to roofline. The windows are typically four-over-one wood-hung sash with molded trim and narrow projecting wood sill. The main roof is a side gable with a built-in gutter with a molded wood cornice supported by simple wood corbels; the end corbels have a slight curve and sit slightly onto the stucco below. Spaced apart on the main roof are gabled dormers with similar cornice details. The main roof and dormers are clad with asphalt shingles. A stucco-clad chimney is set off-center along the ridge. The wing has a low-slope roof set behind a molded wood cornice with dentil treatment at the upper edge. The type of roofing material is unknown. At the first floor in the south bay is a pair of one-over-one vinyl sash set off-center toward the center. Centered in the north bay is a nine-light over two-panel wood with aluminum storm. The entry is further detailed with a wide porch supported by Doric columns with molded capital and base. The roof is a low slope set behind a molded cornice with a wooden balustrade set along its edge. The balustrade is composed of corner square newels with a top and bottom rail between with square wood balusters. The columns are set on a brick stoop. The stairs leading to the stoop are brick with limestone treads and metal railings are set to each end. The railings are carried to each open side of the stoop. At the second floor of the main block are typical sash, one in each bay. The windows in the dormers are net tracery over one

light. The window has a five-sided bay projection with the three outer walls wider than the two that are set close to the building; these narrow sections lack fenestration. The fenestration at the wider bays consists of three grouped six-light casements with four-light transoms with narrow mullions for each window unit. The roof over the bay projection is a hip clad with asphalt shingle with a plain wood cornice. Above this bay projection at the second floor are typical sash, one in each bay. On the south elevation the fenestration of the bay projection is carried to much of the first floor of the window except for a door with a small hipped roof hood supported by wood brackets above it. At the second floor, there is one typical sash and a six-light casement sash spaced apart. The north elevation has a simpler fenestration pattern of typical sash at each bay of the first and second floors and two small hung sashes at the attic level. The garage, accessed on the south side of the property, is three bays wide with a side gable roof clad with asphalt shingles. The building is clad with stucco and there are two vehicle openings in the two south bays; the doors are paneled metal overhead doors. A small vent is set about center of the roof at the ridge line. Otherwise, the building is unadorned.

Constructed between 1910 and 1912, the building has been changed in obvious ways, such as the south addition, and in less obvious ways, such as front porch and fenestration. The south addition is executed in a manner that does not respect the original building as seen in how the roof is treated, it is set almost flush with the main block and the bay projection is out of proportion with the addition and the main building. Based on the historic maps, the main block originally had an all-encompassing front porch making the current porch a post-1986 addition, possibly a 1994 along with the side wing per the permit cards. In addition, the paired windows at the first floor of the main block do not conform to the other openings and reflects a change to the primary elevation that disrupts the symmetry that would have been executed originally. (Note: The Essex County tax records show a construction date of 1910; this may be correct but the building does not appear in the city directories until 1912.)

The changes to the building are prominent and take away from the original building, as noted above. As such, 110 Edgemont Road would be a non-contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

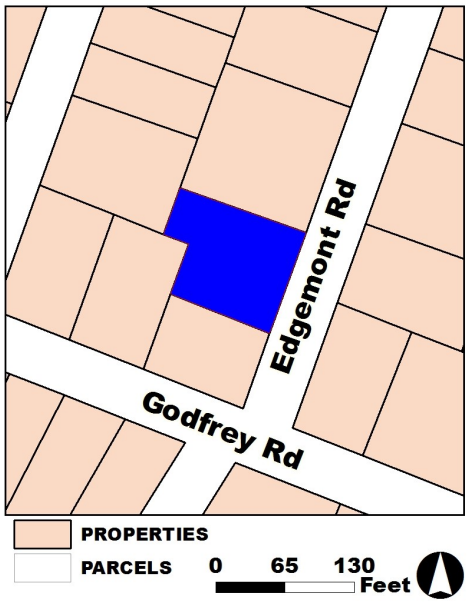
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1725373811

Property Name: 111 EDGEMONT ROAD **Ownership:** Private
Address: 111 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

The front façade of this two-and-one-half story single-family residence is asymmetrical because a third of the building is an addition to the south. The front elevation faces southwest toward Edgemont Road. The lawn is set level with the sidewalk and the drive leading to the garage is on the north side of the property. The building is clad with stucco from grade to the underside of the roof. The windows are multi-light hung sash; their configuration varies. The trim is narrow molded wood with a narrow projecting sill. The roof is a side-gable clad with asphalt shingles; the roofing is curved at the eave at each gable end. The roof overhang is substantial, and the eaves are clad with wood boards and the cornice rake is molded. A one-story partially enclosed porch spans much of the front elevation. It is three bays wide with the first, north bay, open and leading to the entrance door. The door is set at the main building and is 12-light over two-panel wood. A set of concrete steps spans the opening to the porch and has low stucco-clad walls at each side and metal railings. The center and south bays of the enclosed porch have three grouped six-over-six hung sashes with a narrow wood sill and are slightly recessed in the stucco-clad opening. The same fenestration is carried to the south side, and the porch lacks fenestration at the north side. The porch roof is a hip clad with asphalt shingles. Set in the two original bays at the second floor are eight-over-one sashes and off-center to the south in the addition is a narrower four-over-one sash. The fenestration on the north side at the main block is regular with a box projection set about center on the first floor. The south side has an enclosed porch set under the second floor in the east bay and grouped and single sashes in each of the remaining bays from first floor to attic level. The garage is two bays wide, clad with stucco, and has a side-gable roof clad with asphalt shingles. The doors are multi-panel overhead wood doors set apart by a stucco pier.

This house was constructed in 1912 and the property first appears in the city directories in 1914. The conclusion that the south end is an addition is not conclusive by the map evidence but there is a permit card in 1931 for a an addition costing $2,000 and there is a clear line in the roof framing and the second floor window does not maintain the pattern of the main block, which are both indications this is an addition. Also, refer to 114 Edgemont Road, which is very similar at its main block but has not been added to.
The original architectural features of this Craftsman-style influenced residence, as seen in the use of stucco and in particular the treatment of the eaves, have been maintained. The front addition appears to be early, possibly 1939 and it carries roof/eave edge detail. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

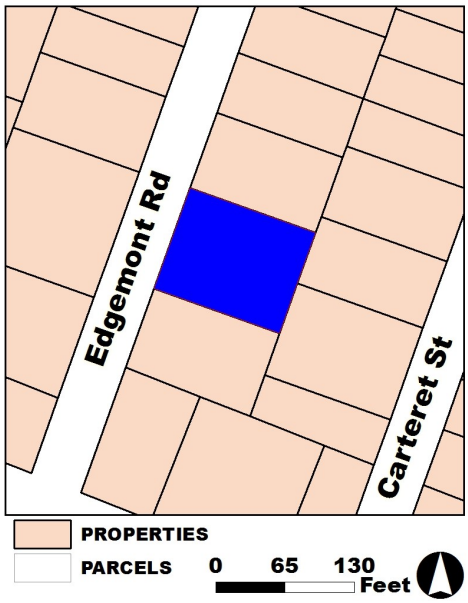
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 296851019

Property Name: 114 EDGEMONT ROAD **Ownership:** Private
Address: 114 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	14
ESSEX	Montclair township			1708	15

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half-story single-family residence with Craftsman style influences. The front elevation faces northeast toward Edgemont Road and the first floor is set several steps above grade. The building is clad with stucco from grade to the underside of the roof. The windows are eight-over-one wood-hung sashes with wood trim detailed with molded edge and inner bead and a narrow wood sill. The roof is a side gable with jerkinhead detailing at each gable end. The roof overhangs substantially on all sides with flush board soffits. A gabled dormer with jerkinhead detail is centered on the roof; it overhangs on all side. Both roofs are clad with asphalt shingles. A brick chimney is set just to the rear of the dormer at the ridge. A one-story porch spans the entire front as well as projects a half bay on each side. The porch roof is an expansive hip clad with asphalt shingles that is supported by Doric columns: two equal-spaced at the center and three grouped (two each side) at each end at the front and rear of the porch. A railing with top and bottom rails with wood balusters spans between each column except at the north bay, which aligns with the front door. Wood stairs lead to the porch deck. The entrance is a one-light paneled wood door with molded trim. The next bay to the south, which is slightly recessed, has a pair of sashes with a wide mullion. Centered in each bay at the second floor are typical sashes. Centered on the dormer are a pair of smaller eight-over-one hung sashes. The fenestration on both sides is fairly regular with a one-story extension at the rear visible from the north side. The south side is obscured by vegetation. The garage, set on the north side of the property toward the rear, is one bay wide with a shallow gable roof. The body is stucco with novelty siding at the gable end. There is a flush-panel metal overhead garage door

at the front and one sash opening in the side wall.
The Essex County tax records indicate the building was constructed in 1910 and the city directories confirm this. There is no evidence of any significant changes to the building.
The building retains a high degree of architectural integrity and has a strong presence in the streetscape with its jerkinhead detailing at the gable roof, solid stucco massing, and expansive front porch detailed with well-proportioned and placed Doric columns. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

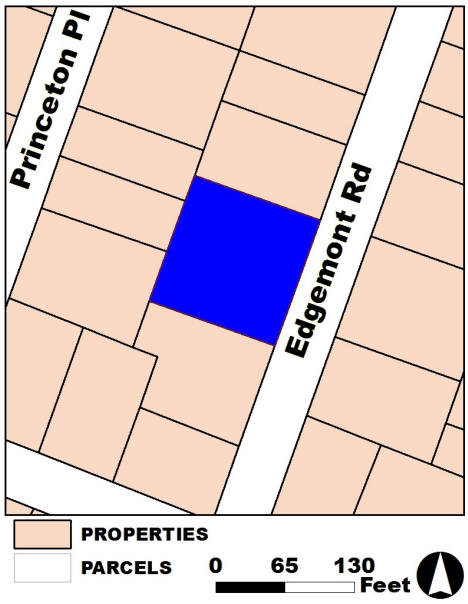
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1241153738

Property Name: 115 EDGEMONT ROAD **Ownership:** Private
Address: 115 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front of the building faces southwest toward Edgemont Road and the first floor is set several steps above grade. The building is set to the north side of the property with a drive set to the south leading to a garage at the rear. The building is clad with stucco from grade to underside of roof with a projecting stucco water table. The windows are wood-hung sashes in different patterns with wood trim with a molded outer edge. The roof is a steeply-pitched hip clad with asphalt shingles and a deep overhang with boxed soffit. A gabled dormer is set center on each side; the molded cornice returns on the face at the corners and a centered window opening has a half-round, one-over-one wood-hung sash. A brick fireplace with chimney is set on the south side in the west bay. A two-bay front porch is set at the north bay and extends one bay to the north beyond the main block. The porch roof is a hip clad with asphalt shingles and supported at each corner and at the center at the front and north side by square posts set on a low stucco wall with wood cap. The posts have a molded top and plinth, and the edges are eased. Wood stairs with a wood railing with newel, top and bottom rail, and square balusters lead to the porch deck and the front door at the north bay of the house. The door is a multi-panel wood with storm. Immediately adjacent in the south bay is a stucco-clad bay window projection with a window assembly only at the center, and widest, portion of the projection. The assembly consists of a wide center sash flanked by two narrow hung sashes with diamond leaded glass in the upper sashes and narrow mullions separating each sash. The roof over the bay projection is a hip with a shallow overhang and molded cornice. At the second floor of the main block there is hung sash (diamond over vertical muntins in the top sash and clear glass in the lower sash) in each of the outer bays

and a central small oval window with a spider-web pattern of leaded glass. The fenestration is regular on the north side with a single sash under the porch, and small box projection behind the porch and typical sash in each bay at the second floor. The fenestration on the south side consists of window openings to either side of the fireplace back at the first and second floors, a bay projection about center, an open porch at the west corner under the second floor, and single windows in each bay at the second floor matching the front windows. The garage is two bays wide with a hip roof, and the body is clad with stucco. There are two multi-paneled doors separated by a stucco-clad mullion.
The Essex County tax records indicate a construction date of 1912 and this is generally confirmed in the city directories. There is no evidence of any significant changes made to the building at the exterior.
The building retains a high degree of architectural integrity and has a strong presence in the streetscape with its tall hip roof, numerous bay window projections and a substantial front porch nicely detailed with eased-edge columns set on a low stucco wall. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

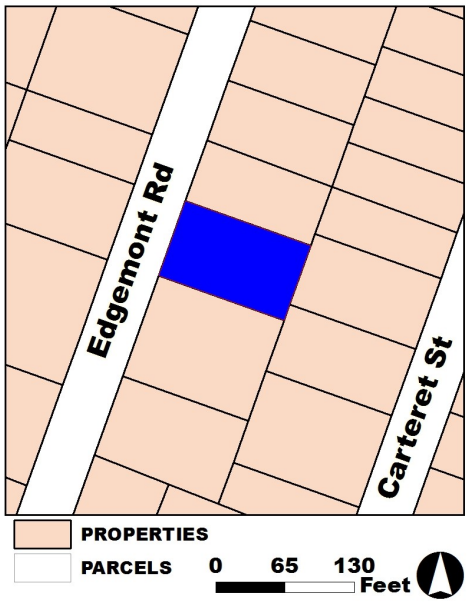
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -784457853

Property Name: 117 EDGEMONT ROAD **Ownership:** Private
Address: 117 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a four-bay wide by two-bay deep, two-and-one-half story single-family residence. The front elevation faces southwest toward Edgemont Road and the first floor is set several steps above grade. A drive, set on the south side of the house, leads to a garage at the rear of the property. The foundation is parged masonry. The body of the building is clad with wood clapboard with mitered corners. The windows are typically six-over-one wood-hung sashes with flat-stock trim detailed with molded drip cap and narrow projecting wood sill. The main block, which is three bays wide, has a truncated hip roof clad with asphalt shingles and a built-in gutter with a cornice of curved soffit boards set on a narrow entablature that also serves as the head of the second floor windows. As part of the original construction is a one-bay, two-story extension to the south that has its own hip roof that joins the main hip roof about center of its ridge. The built-in gutter and cornice are continuous between the main roof and the extension. Centered on the main roof at the front and north side are dormers with hipped roof and a projecting cornice with soffit and narrow entablature. These are clad with asphalt shingles at the roof and wood clapboard at the walls. Centered in each are six-over-one wood-hung sashes set apart. A shed roof dormer, similarly treated, sits behind the south extension about center of the roof, and a chimney is set center of the roof at the upper hip. Centered on the entire first floor level is a two-bay front extension with hip roof and similar built-in gutter and cornice as the main roof. There are four, 10-over-one wood-hung sashes grouped together with a narrow mullion. The same pattern is set on both sides of the extension but with narrower, six-over-one wood-hung sash. To the north of this extension at the first floor is a single typical sash. To the south is the front entrance. An entry porch is set under the second floor of the two-story extension and is articulated with a corner post clad with wood clapboards. The corner

at the second floor is detailed with the same cornice as the main roof supporting a shallow pent roof. The porch, which is narrow and shallow, has a low wall with a vertical lattice at its side and rear openings; the door to the house is in the side wall and not visible from the street. Wood stairs lead to the porch; there is a simple wood railing set to one side. At the second floor of the main block there are two typical windows in each outer bay and a pair of 12-light casement sashes with mullion in the center bay. The two-story extension has a pair of windows with dividing mullion at the front elevation and three windows at the north side. The majority of both side elevations is not visible either due to vegetation or from the north extension. There is a one-bay-wide garage with a low-hip roof with exposed rafter tails. The body is clad with wood clapboards, the trim is narrow flat stock, and the door is multi-paneled wood.
The Essex County tax records indicate a construction date of 1913 and this is generally confirmed in the city directories. There is no evidence of any significant changes made to the building at the exterior.
The building retains a high degree of architectural integrity and has a strong presence in the streetscape with its asymmetrical roof line and fenestration pattern and its prominent cornice. The anomaly, architecturally, is the entrance is deemphasized compared to its neighbors. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

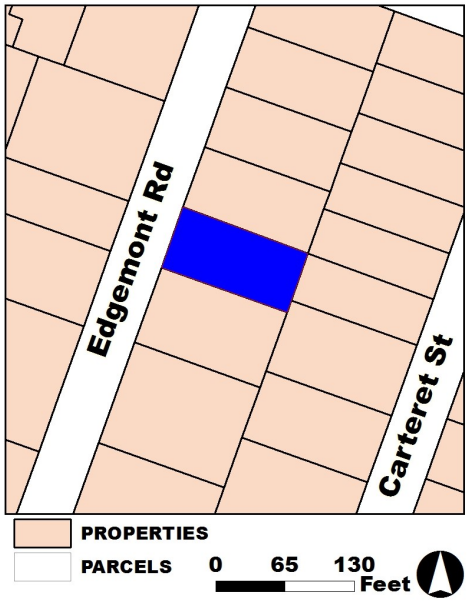
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1998690226

Property Name: 118 EDGEMONT ROAD **Ownership:** Private
Address: 118 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front elevation faces northeast toward Edgemont Road and the first floor is set several steps above grade. The building is set close to the north property line with a drive set along the south side. The building is clad with stucco from grade to the underside of the roof. The windows are typically six-over-one hung sashes with flat-stock trim and a narrow wood sill. The roof over the main block is a side gable that overhangs on all sides with exposed rafter tails on the downward slope and recessed soffits behind a rake at the gable ends. The corners of the gables are treated with a projecting bracket at the lower slope. There are two hip-roofed dormers in each of the outer bays of the main block. They are clad with wood shingles at their side walls and there is a typical sash centered on the dormer. All roofs are clad with asphalt shingles. A brick chimney is set on the north side, inset of the wall. A one-story porch with hip roof is set to the south of the main block and essentially starts at the underside of the second floor in the south bay of the main block. The porch roof, which has exposed rafter tails at its slight overhang, is supported by stucco-clad posts set on a low stucco wall. The porch covers two bays at the front elevation and wraps around two bays at the south side. The north bay contains the wood stair with railing of newel posts, top and bottom rails, and square wood balusters, which is set in line with the entrance door that is recessed under the second floor. In the north bay of the main block at the first floor is a box bay set under a shallower projection at the second floor than found at the entrance. The overhang is treated with molded trim. The front of the box bay contains three grouped typical sashes with wide wood mullions. In the south bay at the second floor is a single sash and at the north bay a pair of sashes. The fenestration on the south elevation, which is regular, has been

changed in the east bay to a small awning sash. At the rear corner there is a boxed projection with a full gable roof detailed the same as the main roof. It lacks fenestration at the upper levels and there is a door at the first level set behind the porch. An accessible ramp leads to this door indicating that this may be an elevator addition (added in 2004). There is second addition at the rear but it is not visible from the street. The north elevation has a fairly regular fenestration pattern.
The Essex County tax records indicate a construction date of 1902, which is too early for this development and the property is first indicated in the 1916 city directories. The building has been subjected to changes but these are generally reserved for the south side and rear with one window opening removed, relocated, and made much smaller on this side toward the front.
The changes noted above do not diminish the main architectural features of this Craftsman style-influenced building. The roof and its detailing, the placement of the porch integral with the overhang of the second floor, the use of stucco, and other details still inform the original architectural influences. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

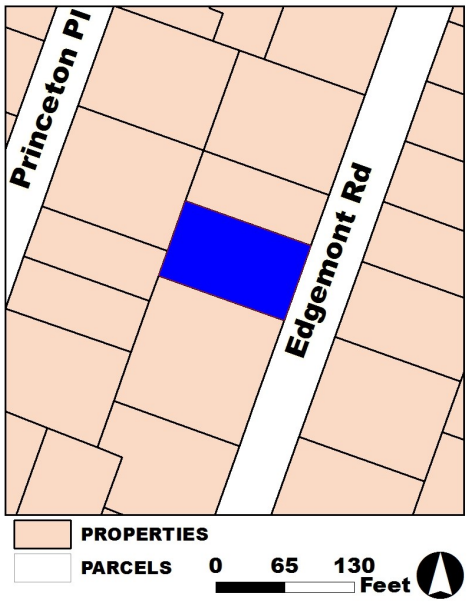
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 704330760

Property Name: 119 EDGEMONT ROAD **Ownership:** Private
Address: 119 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	6

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front elevation faces southwest toward Edgemont Road and the first floor is set several steps above grade. A drive is set along the south side of the property and leads to a garage at the rear. The foundation is parged masonry. The upper levels are clad with wood shingles of alternating deep and narrow exposure. The windows are six-over-one wood-hung sashes with flat-stock trim detailed with drip cap and narrow wood sill. The building has two components: a two-bay main block and a one-bay south extension. The extension is two stories and aligns with the front wall of the main block but it is shallower than the main block. Both sections have a side-gable roof with the eaves curved so the asphalt shingles overhang; the overhang is supported by a series of projecting purlins and the end rafters at each gable project at the start of the curve. The roof slopes of both gables align at the front and the roofs project further of the north bay at the main block and over the extension creating a varied roof edge of curves and straight runs. Centered on the main roof is a wide shed dormer with the same roof treatment at its edges. It is clad with wood shingles that flare slightly where they meet the roof. There are two typical windows set apart. The north bay is narrower than the center bay and projects slightly at the second floor over the door. The door is covered by a shed hood with the same covered edges. The shed hood has exposed rafters supported by a center purlin that rest on heavy curved brackets on each side of the door. The door opens to a wood stoop with wood stairs and wood railings on each side. The railings are detailed with newels, top and bottom rails, and square wood balusters. Centered above the door at the second floor are a pair of hung sashes with wood mullion. Centered on the wider bay at the main block on the first floor are three grouped windows and at the

second floor, off-center to the south, are a pair of windows. The south extension sits slightly forward of the main block so that the roof edge also sits slightly forward. At each floor are three grouped sashes. Approximately centered on the north elevation at the first floor is a box bay, and there are typical windows in each bay from basement to attic level. There is a two-story extension at the rear that is not readily visible from the street. The south extension dominates the elevation from the street. There are four grouped sashes at the first floor and a round vent at the second. The garage is one-bay wide with a front-gable roof. It is clad with vertical siding and has a flush panel door with lights in the upper center panels.
The tax records indicate a construction date of 1913 and the city directories confirm this. The only noted possible changes are the windows; it is not clear if these are original or newer or a mix of both as their white color against a very dark opening make the materials difficult to read.
The roof of this building juxtaposed with the treatment of the shingles are playful elements on what is a rather sedate box. These key elements have been retained so that the building has a high degree of architectural integrity and would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

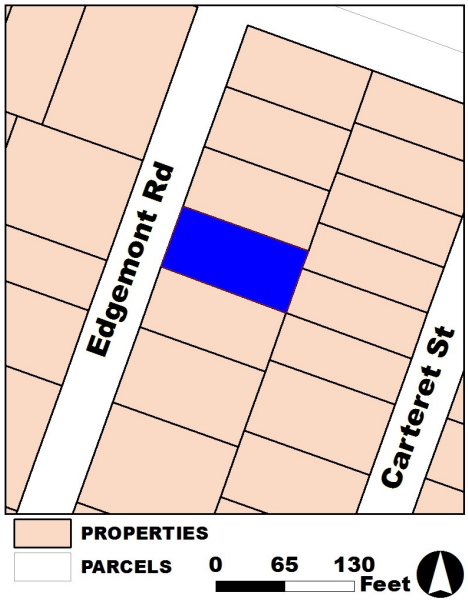
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1199485419

Property Name: 120 EDGEMONT ROAD **Ownership:** Private
Address: 120 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story single-family residence in the Craftsman style with Tudor Revival influences. The front elevation faces northeast toward Edgemont Road and the first floor is set several steps above grade. A drive is set along the north side of the property. The building is clad with stucco from foundation to underside of roof with half-timbering detailed at the second floor and gable ends. The windows vary but are typically set in a flat stock trim with a projecting sill; based on an image from 2013, the trim and sills were added over or replaced the original and the windows are all replacement sashes. The roof over the main block is a front gable with a deep overhang and a rounded edge that rises to the peak; the asphalt shingles take the curve. The cornice return also takes an inverted rounded edge. The roof assembly gives the appearance of a thatched roof. Set on either side of the roof are gabled dormers with the same roof and cornice treatments. The dormer walls are finished with stucco and there is a single hung sash at its center. There is a stucco-clad chimney at the front of the south dormer. Centered at the first floor and inset a half bay on each side is an open, one-bay-deep porch. The roof is the same as the main roof and the ridges align. Two end piers and a center pier clad with stucco support the porch roof, and the gable end is treated with half-timbering. A low stucco wall surrounds the porch and the wall goes to grade. The wood stairs are set alongside the porch on its south side. It is enclosed by a low stucco wall and has a metal railing on one side. It leads to the porch where the door is set center of the south bay. To the south of the door and overlooking the stair is a large hung sash. Set just under the porch in the north bay are three grouped sashes with wide mullions. Centered at each bay at the second floor are two tall casements flanking a center hung sash with wide mullion. This same window configuration is set at the attic under the gable.

The fenestration on the south elevation is regular with the fireplace back set about center of the wall and the windows to either side. The north elevation is irregular due to changes to the fenestration at the first floor as evidenced by changes in the stucco. The second floor fenestration is regular. There is a one-story extension at the rear that is original to the building based on the maps and detailing of the roof.
The Essex County tax records indicate a construction date of 1907 and the city directories are inconclusive. The overall form of the building has not changed but the fenestration has changed in terms of the sashes themselves and the treatment of the surrounds. The muntins of the tall casement sash were elegant in the 2013 image, and the trim was the heavy-timber framing so that the wall was flush from water table to underside of roof. Some windows or portions of windows were eliminated at the first floor north side as well.
Despite the changes at the windows and trim, the roof, stucco, front porch, half-timbering, and fenestration pattern at the front elevation are the key architectural features that have been retained and support its high level of architectural integrity. The building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

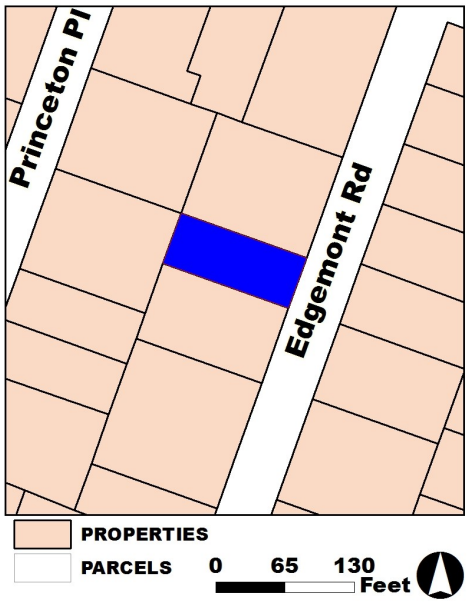
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -216482455

Property Name: 121 EDGEMONT ROAD **Ownership:** Private
Address: 121 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front elevation faces southwest toward Edgemont Road and the first floor is set several steps above grade. A drive is set along the south side of the property. The foundation is parged masonry. The building is clad with wood clapboards with mitered corners. The windows are typically six-over-one wood-hung sashes with flat stock wood detailed with molded edge and beaded inner edge and a narrow wood sill. The roof is a side gable clad with asphalt shingles with a flare before transitioning to a built-in gutter with substantial molded cornice supported by shallow molded corbels set on a molded entablature. The cornice returns at each corner of the gable end. A brick chimney is set proud of the south wall at the gable peak. A shed dormer is set center of the main roof; it is clad with wood shingles that flare slightly where it transitions to the roof. Centered in the dormer is a pair of one-light casement sashes. The front door is set center of the main block. Wood steps and stoop lead to the paneled door. Built-in seating is set at the side of the stoop and wood railings with square newels, top and bottom rail and square balusters are set to either side of the stair. Covering the stoop is a deep and wide projecting hip with building in gutter, molded cornice and deep architrave that is supported by pairs of molded brackets at each end. To either side of the door in the outer bays are single typical sashes. This same pattern is carried to the second floor with a smaller typical sash over the door. To the south of the main block is a two-story extension that is two-tiered. The first tier has a hip roof with a projecting cornice clad the same as the main building. There are three grouped windows in the front elevation and two groups of three at the south side. At the second level there is another wood enclosure inset from the first floor roof similarly clad with a cornice matching the main roof. Here there are just

storm windows in a similar pattern as the first floor. To the west of the extension at the second floor is a typical window, and at the attic on either side of the chimney are smaller window openings. The north side has a regular fenestration pattern of paired sashes at the first floor in each bay and single sashes at the second and attic level. There is a shallow one-story extension at the rear that appears original to the building and lacks fenestration.
The Essex County tax records indicate a construction date of 1916 and this is confirmed by the city directories. The two-story extension is similarly detailed to the main building indicating at least the first floor is original construction, and it is possible the second story is an early addition for a sleeping porch. The stair railings and benches are not original but do not diminish from the architecture.
The roof, cornice, overhang at the porch, and the apparent symmetry of the façade are all key features of the Colonial Revival influence and these have been maintained. As such, the building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

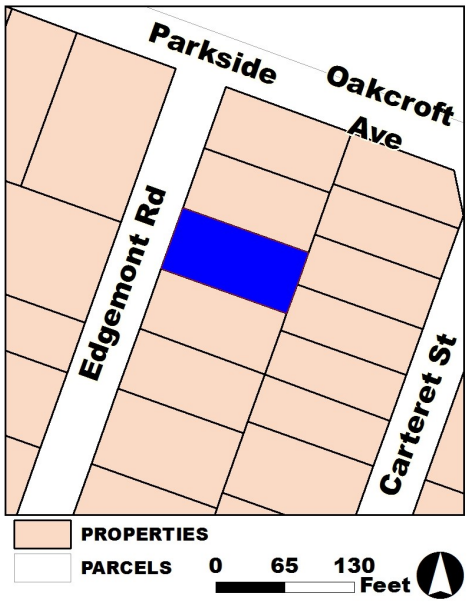
Registration and Status Dates:

National Historic Landmark?: ☐			
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2125183260

Property Name: 124 EDGEMONT ROAD **Ownership:** Private
Address: 124 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story single-family residence in the Craftsman style. The front elevation faces southwest toward Edgemont Road and the first floor is set a few steps above grade. The building is finished with stucco from grade to the underside of the roof with wood detailing. The windows are typically six-over-one wood-hung sash (with some exceptions) with flat-stock wood trim set almost flush with the stucco and a narrow wood sill. The main roof is a side gable with a prominent cross gable at the front. Both roofs are clad with asphalt shingles and the eaves project on all sides. At the downward slopes, the rafter tails are exposed and at the gable ends molded “purlins” project and support the eave. The rake is narrow molded wood. At the peak of the front gable, a triangle of stucco is set behind the rake and this is supported by molded wood brackets matching the “purlins”. The front porch occupies the south bay at the front, it is two bays wide and has a shed roof clad with asphalt shingles that engages the gable projection in the north bay. The roof is similarly detailed with deep eaves and exposed rafters at the sloping sides. The north bay is the projecting gable end. The second floor overhangs the first floor slightly and it is supported by a molded band course set above evenly-spaced small curved brackets. Center of the first floor are three grouped typical window openings separated by wood mullions. At the second floor, centered on the elevation, are a pair of typical sash with wood mullion. The assembly has a small shed roof over it with exposed rafter tails. Centered at the attic is a single, six-over-six wood-hung sash. The front porch is detailed with two openings with segmental arched heads and enclosed by multi-light wood enclosures. The main entrance, in the north bay, is a 12-light over three-panel wood door with three-light transom. Set to either side are ten-light over two-panel wood sidelights. The heads of the sidelights and transom are shaped to match the segmental

arched head. Spanning the opening is a brick stair with limestone treads set between two stucco-clad side walls with limestone copings. Metal railings are set to either side of the door. In the south bay, there are three sashes in the stucco-clad opening with low wall. The outer sashes are wider than the inner and are composed of 15 lights where the inner sash is a single pane or screen. All of the sashes are shaped to match the head of the opening. This same pattern is carried to the south elevation of the porch with the center sash occupied by 15-light sashes. The north side, which has a narrower opening, is a single pane or screen. The north side of the main block has a regular pattern of windows with a bay window projection set center of the first floor. It has a hip roof with rafter tails at its projecting eave. The outer bays have typical sash where the center bay has a short art glass window. Paired windows are set above this at the second floor and paired windows at the gable end with the remaining bays occupied by single typical window openings. The south elevation is simply adorned with typical sash in each bay with a smaller opening at the center to align with the stair on the interior. Constructed in between 1907 and 1910, 124 Edgemont Road was built for J.H. Walter Lemkau, an attorney. The home was featured in the January 1910 edition of American Homes and Gardens and was designed by the architectural firm of Freeman and Hasselman of New York. Comparing the historic images with the current conditions, the only significant change is the enclosing of the front porch in a sensitive manner with multiple-light windows (installed prior to 1986) that match the head of the segmental openings. The porch stairs also appear to be newer material.
As one of the first buildings constructed as part of the Oakcroft development that retains a high degree of architectural integrity, 124 Edgemont Road would be considered a contributing resource in a historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

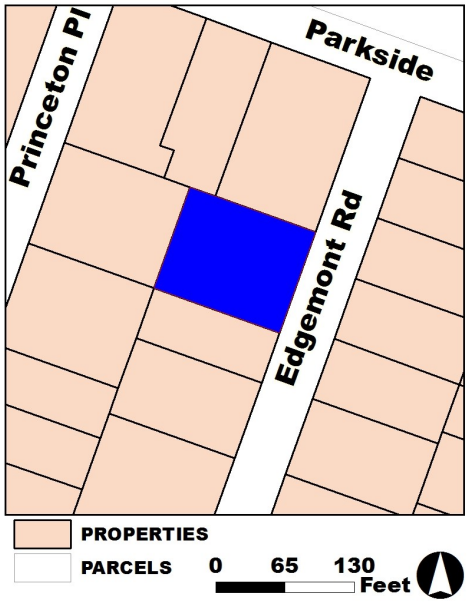
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 46506358

Property Name: 125 EDGEMONT ROAD **Ownership:** Private
Address: 125 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front elevation faces southwest toward Edgemont Road and the first floor is set several steps above grade. A drive is set along the south side of the property that leads to a garage at the rear. The foundation is parged masonry. The building is clad with wood clapboards with mitered corners. The windows are typically six-over-one wood-hung sashes with flat stock wood with a drip cap and a narrow wood sill. The roof is a side gable clad with asphalt shingles that flares before transitioning to a built-in gutter with substantial molded cornice supported by shallow molded corbels set on a plain entablature. The cornice returns at each corner of the gable end. A brick chimney is set proud of the south wall at the gable peak. A shed dormer is set off-center of the main roof slightly; it is clad with wood shingles. Centered in the dormer are two small typical sashes set apart. The front door is set center of the main block. Wood steps and stoop lead to the paneled door. Built-in seating is set at the side of the stoop and wood railings with square newels, top and bottom rail and square balusters are set to either side of the stair. Covering the stoop is a deep and wide shed roof with molded cornice that is supported by Doric columns at each end of the stoop. Each column has a molded capital and base set on the wood deck which is supported by masonry walls. To either side of the door in the outer bays are paired typical sashes will mullions. This same pattern is carried to the second floor with single openings in the outer bays and paired small six-light casement sashes in the center bay. To the south of the main block is a two-story extension with a side gable roof set lower than the main roof. The roof is similarly treated as the main including flare and built-in gutter with corbel-detailed cornice. At the first floor are three grouped sashes, and at the second is the same but with one-over-one hung

sashes. The same pattern is carried to the south side at both levels: two pair of three sashes that go into a one-story extension at the rear at the first floor, and four sashes total at the second floor. The fenestration at the north side is regular with single or paired sashes in each bay from first to attic level. A two-story extension is set to the rear of the property; it is barely visible from the street. The garage is one-bay wide with front-gable roof clad with clapboard siding. The trim is flat-stock; the door was open or not present at the time of the survey.
The Essex County tax records indicate a construction date of 1917 and this is confirmed by the city directories. The two-story extension is similarly detailed to the main building indicating it is likely original to the building. The building, at the time of the survey, looked very clean and new so there was some suspicion the siding and trim were all replacement material. However, an image taken in 2013 shows the building a different color but with all the detail present, just needing a paint job, indicating it was painted rather than replaced.
The roof, cornice, the overhang at the front door, and the apparent symmetry of the façade are all key features of the Colonial Revival influences and these have been maintained. As such, the building would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

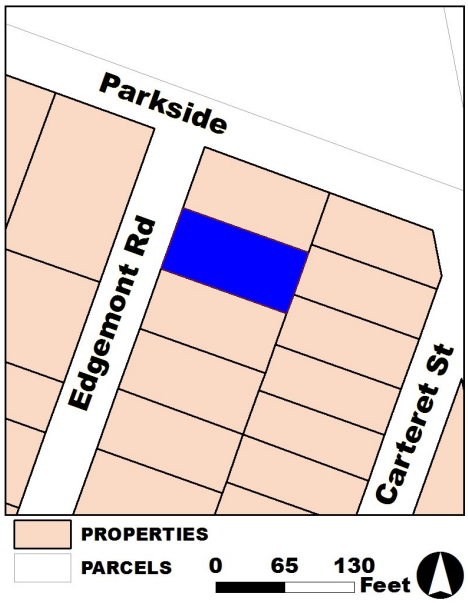
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1340549248

Property Name: 127 EDGEMONT ROAD **Ownership:** Private
Address: 127 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story, single-family residence with Colonial Revival influences. The front of the building faces southwest toward Edgemont Road and the first floor is set a few steps above grade. The property occupies the corner of Edgemont Road and Parkside Street. There is a driveway at the east end of the property on Parkside Street that leads to a garage. The foundation is parged masonry. The building is clad with aluminum siding with corner treatments. The windows are typically one-over-one hung sashes with aluminum trim and cladding at the sill. The roof is a side gable clad with asphalt shingles with a projecting overhang on all sides with aluminum soffits. A shed dormer is set about center of the roof at the front and rear. It too is clad with aluminum and there is a single opening at the center; it appears to be a jalousie window. A brick chimney is set abreast of the north wall in the west bay. A pent roof, also clad with asphalt with aluminum soffits is set between the first and second floor on all sides of the building. From this pent in the south bay is a gable roof overhang atop a projecting entrance enclosure set on a brick stoop. All features of these elements are clad with aluminum. Brick stairs lead to a storm door set center of this enclosure. To either side of the door, set a distance from the opening, are two small fixed sashes. In the side walls of the enclosure are hung sashes. Set off-center in the north bay are three grouped hung sashes with mullions. A one-story extension is set on the north elevation, which extends a little more than half of this side of the main core. The extension has a hip roof, and its cornice aligns with the pent roof at the main core. Centered in the extension at the front are paired six-over-one hung sashes, and on the north side there are four grouped six-over-one hung sashes. The second floor at the front elevation has a pair of sashes in each bay. The fenestration on the south elevation is regular including a small hung sash at the attic.

The north elevation is also regular at the second floor, with a single sash to either side of the chimney, and a pair in the east bay as well as a hung sash at the attic. Beyond the one-story extension to the east and at the rear, the fenestration has been changed at the dormer, where smaller windows have been added at the dormer sides. The garage is one-bay wide with a front gable roof. Its walls are clad with clapboard and the overhead door has two rows of lights over two rows of panels.
The Essex County tax records note a construction date of 1921 and the city directories confirm this. The aluminum siding on the building was more than likely added fifty years ago given the type and condition. Its presence currently mutes the details of this well-proportioned building and it is suspected original detailing remains under this later cladding. The window sashes also appear to be replacement material. There are one-story additions at the rear but they are smaller and set back on the property that faces Parkside Street.
Despite the changes noted above, the key features of the building including roof form, fenestration pattern, and apparent symmetry have bene retained and speak to the Colonial Revival influences of the architecture. The building, with the potential to remove the later siding, would be a contributing resource in the historic district.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

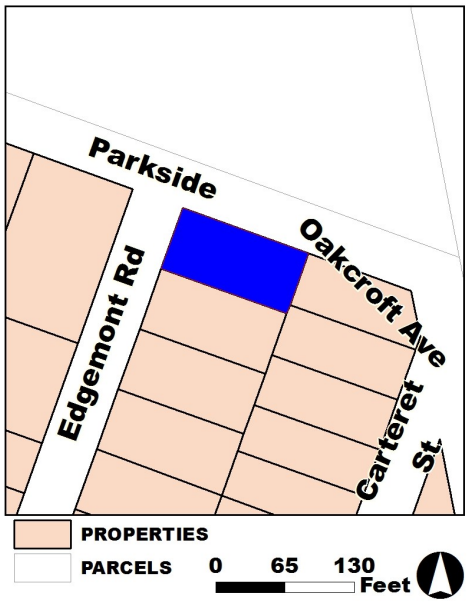
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1493796219

Property Name: 130 EDGEMONT ROAD **Ownership:** Private
Address: 130 EDGEMONT ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Tudor Revival style. The property occupies the corner of Edgemont Road and Parkside Place. The front elevation faces southeast toward Edgemont Road and the first floor is set several steps above grade. The building is finished with stucco from grade to the underside of the roof with some half-timbering, as noted. The windows are typically six-over-one wood-hung sash with noted exceptions. The openings are finished with narrow flat-stock trim and narrow projecting wood sills. The roof over the main block is a side gable with two slightly projecting sections in the south and north bays that each have cross gables with their ridges set lower than the ridge of the main roof. A two-story wing on the south side is set center and to the west; it has a side gable set lower than the main roof so that the downward slope on the west side aligns with that of the main building. All of the roofs overhang slightly with recessed soffits behind flat-stock wood rakes and exposed rafter tails on the downward slopes. A shed dormer is center of the main roof. It is clad with wood shingles at its front and side walls and a pair of three-over-three wood-hung sash separated by a wood mullion are set center of the dormer. The south wing has a single typical window at the first floor. Both projecting gables, which frame the center main entrance, overhang the first floor slightly on both sides; the overhang is supported by small wood corbels. Centered at the first floor of each gable projection are three grouped typical sash separated by wood mullions. Above at the second floor are a pair of typical sash with mullions and at the attic level there are a pair of six-light wood casement sash. The gable ends are treated with vertical half-timbering resting on a timber canted beam; all of the half-timbering is set flush with the stucco. In the center bay at the first floor is the entrance porch with a shed roof, which is clad with asphalt shingles, is

treated with rafter tails at its overhanging eave and is supported by a cluster of three wood posts at each end. The posts, the side posts have a cant supporting the girder of the roof, sit on a low brick wall capped with limestone copings. Set parallel with the front wall of the building are brick stairs with limestone treads set behind a similar low brick wall that is sloped and ends in a brick pier. The entrance door, centered on the elevation, is a one-light over paneled door set behind a storm door. It is flanked on each side by 12-light over one-panel side lights. Centered above the roof at the second floor is a pair of typical sash with dividing mullion. A one-story enclosed porch occupies the first floor on the north elevation; it has a hip roof clad with asphalt shingles. The roof, which overhangs and has exposed rafter tails, is supported at its end by a plain wood post that sits on a low wall clad with stucco. Between the main wall and corner post are three 12-light sashes that appear to be casements. The south elevation of the main block has a typical window in the east bay at the first and second floor and one just under the eave at the attic. The shallow wing has a typical sash set center at the second floor and a smaller typical sash at the attic. The north side, which faces the park, is dominated by the enclosed porch at the first floor. Similarly detailed to the front, it has three bays of a pair of 12-light wood sash. At the second floor there is a brick chimney set center with two typical sash flanking it at both the second and attic levels. A second brick chimney is located at the south end about center of the main roof at the ridge. The garage, which is set along the south property line and accessed from Edgemont Road, is two bays wide and clad with stucco. The main south section has a gable roof with half-timbering in the gable. The north section is a 1931 addition with a flat roof and two windows on the north elevation. The doors were open at the time of the survey.
Constructed in 1908, the property first appears in the city directories in 1914. Based on building permit information published in The Montclair Times, the garage was expanded to its current configuration in 1931. (The Montclair Times, 10/13/1931). The property remains as constructed with no obvious, significant changes.
As one of the first buildings constructed as part of the Oakcroft development, the building retains a high degree of architectural integrity and a prominent location at the corner of Parkside Street and Edgemont Road. The building would be a contributing resource in the historic district. Note that it is a sister building to 25 Princeton Place; the major differences are the enclosed porch at 25 Princeton has newer windows, the gable overhangs are different, and the front entrances are different.

Setting:

Edgemont Road is a two-way street the generally runs northwest to southeast and T intersects with Parkside Street to the north and continues past Godfrey Road and Brookfield further to south; the street, when it crosses Godfrey Road does not align but steps west slightly and is angled between Godfrey Road and Brookfield Road. Both sides of the street are lined with concrete sidewalks. A grassy median with mature deciduous trees is set between the sidewalks and Belgian block curbing on both sides of the street. The properties along Edgemont are on average wider than Carteret Street, Godfrey Road, and Brookfield Road.

Registration and Status Dates:

National Historic Landmark?: ☐

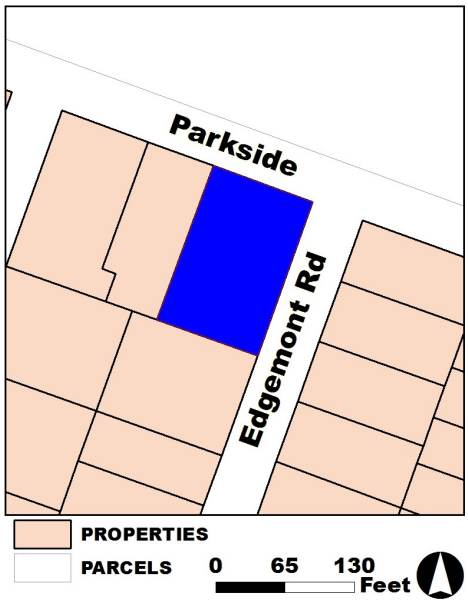
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Montclair Times	1931	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2129755328

Property Name: 2 GODFREY ROAD **Ownership:** Private
Address: 2 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half-story single-family residence with a one-story garage extension on its west side. The front of the building faces northwest toward Godfrey Road and the first floor is set a few steps above grade. The building occupies the south side of the road at the corner with Oakcroft Road. There is a shallow lawn on both the Godfrey and Oakcroft Road sides and the lot is surrounded by vinyl fencing. The foundation is parged masonry. The building is clad with vinyl siding that flares slightly between with first and second floor levels. The windows are one-over-one vinyl sash with angled vinyl trim and clad soffit. The main roof is a side gable clad with asphalt shingles and a slight overhang on all side with a molded rake at the gable ends and board soffits. The roof over the extension is a shallow hip clad with asphalt shingles. Over the garage door in the one-story extension is a pent roof. The front door is located in a recess at the east corner and it is in the east face of the main building. The door is a six-light over three panel set behind a storm. The corner of the second floor is supported by a square clad post set on a brick landing with the stairs extending to the north with stepped brick sidewalks and metal railings. At each side of the recess are gabled extension with fanlight detailing at their gable ends. At the first floor on the north side are a single window in the center bay and a pair of windows in the west bay with clad mullion. The garage in the one-bay extension has a paneled wood door with lights in the center top panels. At the second floor there are three equally spaced single windows. On the east side, a brick chimney is set off-center to the south of the façade. Set to either side, not equal in their distance, are small single sashes. At the second floor there are two sashes to either side of the chimney, the windows are slightly larger and set about center of each bay. There is a single sash to the north of the chimney at the attic. At the west

side, there are two sashes, one larger than the other in each bay at the second floor and one at the attic.
The Essex County tax records indicate a construction date of 1928 but the property is first indicated in the city directories in 1925. The key changes to the building including the application of the vinyl siding covering what may be shingles above and clapboard below based on the detailing between the first and second floor, the one-story garage extension with awkwardly detailed pent roof, and the gable extension at the recessed entry. The other change includes the replacement of the sashes.
Due to the awkwardly executed changes, which may be more than indicated above because siding can hide evidence of architectural changes, the building is would not be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

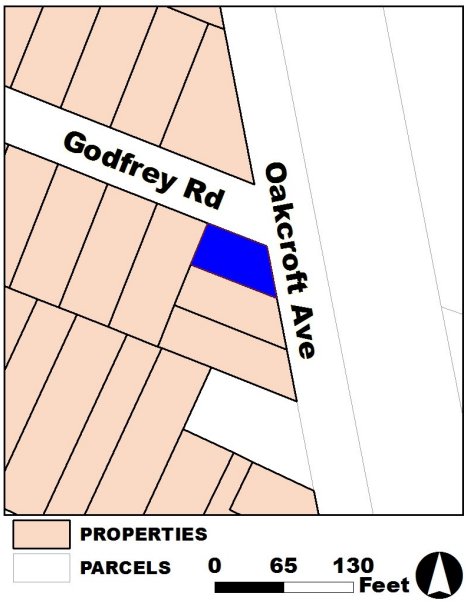
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Compan	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -473095362

Property Name: 3 GODFREY ROAD **Ownership:** Private
Address: 3 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-story single-family residence executed with Colonial Revival style detailing at its core with numerous extensions including at its front but primarily to the rear. The building is set at the corner of Oakcroft and Godfrey roads and the front of the building faces southwest toward Godfrey Road. The first floor is set only two steps above grade and there is lawn to the south and east of the property. The foundation is parged masonry. The building is clad with brownstone veneer laid in a random ashlar patter at the first floor at the front and stucco at the sides. The dormer and extensions are finished with a rough vinyl shingle. The windows are typically one-over-one sash with false muntins with flat stock vinyl trim with clad sills. The main roof is a side gambrel with a sweep at the front that extends over the front porch. The roof is clad with asphalt shingles and does not overhang at the sides. There are shed dormers set center of the roof on both sides. These are clad with the vinyl shingles and the front has a pair of windows set apart. A brick chimney and fireplace back are set center of the west gambrel end. The main roof is supported by four square wood posts set equal distant apart. They have molded capitals and shallow plinths and rest on a brick and concrete patio. The front door is set off-center to the west. It has a flat-stock wood surround and the door is eight-light over three panel wood with the lights set in a segmental arched head. To the west is a single window and to the east is a pair of windows. A one-story extension is set on the east side. It has a side gable roof, is clad with vinyl shingles and has a single window centered in its south and east sides. The west side of the main building has a single window to each side of the chimney at the first and second floor. There are two windows at the second floor on the east side and a single sliding sash to the rear of the extension. The extensions off the rear of the building and visible along Oakcroft are two stories with a cross

gable to the main roof; at the main block the second floor extends over the first and there is a shed one-story addition to the rear. The driveway, accessed from Oakcroft is set in front of these extensions and the garage partially occupies the first floor.
This building was constructed in 1937. All of the extensions, although to the rear but visible along Oakcroft Road, almost double the size of the main building. The stucco finishes at the sides appear to be a modification but unclear how, and the vinyl siding and replacement windows are also changes to the building.
The front elevation and roofline including the sweep over the front porch are well executed with regard to the Colonial Revival detailing but the rear extension and the other noted changes tend to negate this especially since much of the changes are visible along Oakcroft. As such, the building would not be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

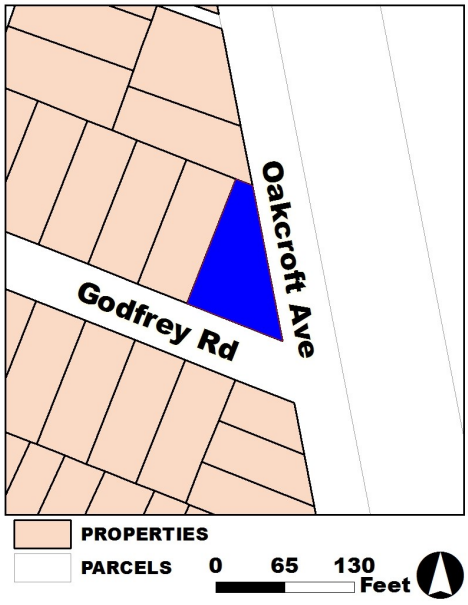
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1443004773

Property Name: 4 GODFREY ROAD **Ownership:** Private
Address: 4 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The building is set back from the sidewalk and the drive is set on the east side of the property leading to a garage at the rear of the property. The front elevation faces northwest toward Godfrey Road and the first floor is set several steps above grade. The foundation is parged masonry. The building is clad with vinyl siding with a narrow corner piece. The windows are typically one-over-one sash with some exceptions. The trim is flat stock with a vinyl trim piece and a clad sill. The roof is a side gambrel with a flared eave with a deep overhang and cornice return. An almost full-width shed dormer is set to the front and rear with a second narrow shed dormer center at the gable ridge at the front. All of the roofs are clad with asphalt shingles. A brick fireplace with chimney is set on the east side at the gable end. A one-story extension is set in the east bay at the front. It has a hip roof clad with asphalt shingles and a built-in gutter aligned with the sweeping eave of the main roof. The extension has unequal one-over-one sash, three grouped on the north elevation and two grouped on each of the side elevations. The roof of the hip and the main roof continues over a shallow entrance porch in the center bay. The porch is wood with wood stairs and a traditional wood railing with paneled new and top and bottom rails and square balusters lining the west open side. The roof extension, continuous with the hip including the built-in gutter is supported by an angled post set on a square paneled base which is further supported by a parged masonry pier. The door eight-light over two-panel wood with molded trim. Center in the west bay at the first floor is a typical window opening. A single typical window opening is set at each end of the lower shed dormer. A single small window opening is set center of the upper shed dormer. On the east side, there are typical window openings on either side of the fireplace and

chimney at the first, second and attic levels. On the west side there is a bow window extension with hip roof aligned with the sweep of the main roof eave. It has three clerestory windows and a window at the basement. There is a single window opening at the first floor and two at the second floor in each bay as well as a pair of windows at the attic with a center mullion. The garage is one-bay wide clad with wood clapboard with corner boards. The roof is a front gable with slight overhang and plain rake. The garage is multi-paneled wood with a deep architrave and flat-stock trim.
The Essex County tax records indicate a construction date of 1916 and this is confirmed by the city directories. The main changes to the building are the application of synthetic siding and the replacement of the windows.
The building, despite the changes, is a fine example of a Colonial Revival residence with Craftsman detailing as seen at the treatment of the front porch. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

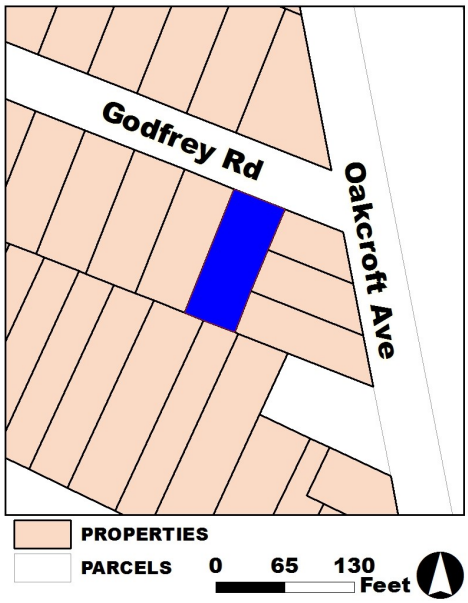
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2122454191

Property Name: 5 GODFREY ROAD **Ownership:** Private
Address: 5 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family American Foursquare with Craftsman style detailing. The building takes up much of its lot with a front lawn and a drive set on the west side of the property leading to a garage. The front elevation faces southwest toward Godfrey Road and the first floor is set a few steps above grade. The foundation is parged masonry. The body of the building is clad with wood shingles with mitered corners. The windows are typically one-over-one hung vinyl sash with flat stock wood trim with molded trip cap and a narrow projecting wood sill. The roof is a hip with its ridge running parallel with the street. A shed dormer is set at the center. Both roofs are clad with asphalt shingles and have sweeping overhangs. The main roof is boxed and the shed roof is angled. A one-story partially enclosed porch is set at the front. It has a hip roof clad with asphalt shingles. The porch is clad with the same shingles as the body so that all structure is covered and the whole assembly site on a parged masonry piers with solid plywood board set between the piers. The entrance is set center and is composed of a single screen door with panel below and two screened sidelights with panels below. It is accessed by a brick stair with limestone treads and metal railings on each side. To either side of the door are large screened openings with a narrow, inset panel below before transition to the siding at the wall. The screened and paneled opening is trimmed with flat stock wood with a projecting sill. These same opening are centered in the side walls of the enclosed porch. At he second floor are paired sashes with mullions in each of the outer two bays. A sliding sash is set center of the shed dormer. On the west side, there is a box bay projection that cantilevers from the building at about center. It has three typical sash and a hip roof. Center above are two typical sashes spaced apart. A chimney is inset on the main roof this elevation. On the east side there is another boxed bay in

the south bay with foundation. It has a basement sash and a three-light clerestory window set under the hip roof. At the second floor there is a single window in each bay. There is a small one-story rear extension that appears original to the building. The garage is one bay wide with hip roof. The building is clad with narrow clapboard and there appear to be plywood doors in what was a garage opening.
The Essex County tax records indicate a construction date of 1912 and this is confirmed by the city directories. The building is little changes since original construction with the possible exception that the windows appears to be replacement material. The detailing of the openings at the porch and the brick stairs are also newer material fabric.
The changes to the building noted above do not diminish the overall architectural detailing of this American Foursquare and the building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

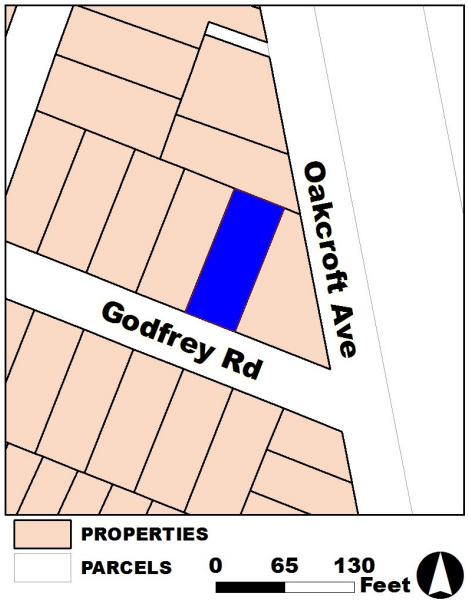
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 724706114

Property Name: 6 GODFREY ROAD **Ownership:** Private
Address: 6 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single-family American Foursquare with Craftsman style influences. The front of the building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the road with a lawn in front and a drive set on the east side leading to a garage. The foundation is parged masonry. The building is clad with wood shingles with mitered corners. The windows are one-over-one hung sash typically; they appear to be replacement material. The trim is flat-stock wood with a narrow projecting sill. The roof is a hip with a deep overhang and boxed soffits set above a deep flat-stock entablature that also serves as the head of the second floor windows. Centered in each side of the roof are gabled dormers also with deep boxed soffits and narrow entablatures. All of the roofs are clad with asphalt shingles. The dormers are also clad with shingles; the fenestration varies. The front has a pair of small hung sash with wood mullion. The two sides dormers have single hung sash centered. A brick chimney is set about center of the roof. The east bay of the front elevation is dominated by a two-story bay window projection that is set under the deep overhang of the main roof. The shingles flare slightly between the first and second floor. There is a typical window opening in each side of the bay. A wood frame porch enclosed by wood shingle siding from sill height to grade occupies the west bay and extend beyond the main building one bay to the west. It has a shallow hip roof clad with asphalt shingles. The roof is supported at each corner and center bay by paneled wood piers that stop at sill height; the piers step out slightly below the sills and to the floor level where they are clad with wood shingles. The door is centered in the east bay of the porch and is accessed by wood stairs with simple wood railings on set on each side of the stair. The door has an upper screen and two lower panels and is flanked by sidelight

with upper screens and one lower panel. Center between each support on the front and west elevations are two panels of screening. Center above the door at the second floor is a single window. The east elevation has a basement window in each bay with the south bay occupied by a one-story bay window project with oversized hip roof. There is a window in each side of the projection with an original multi-light clerestory window in the center bay. There is a typical window in each bay at the second floor. A wood deck has been added to the rear. The west side is only partially visible behind the porch with a shed extension to the rear with a small window next to it at the main building. About center of the south bay at the second floor is a slender and narrow box extension with hip roof and typical window detailed similar to the main building. The garage is one-bay wide clad with wood clapboards with cornier board and has a front gable roof. The door is a multi-panel wood overhead door. A barge board is above the garage door delineating the gable end.
The Essex County tax records indicate a construction date of 1907 but the property does not appear in the city directories until 1916. The rear deck is an addition that is barely visible from the street and most of the windows are replacement sashes. The building appears well maintained overall.
The building is a fine example of its type and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

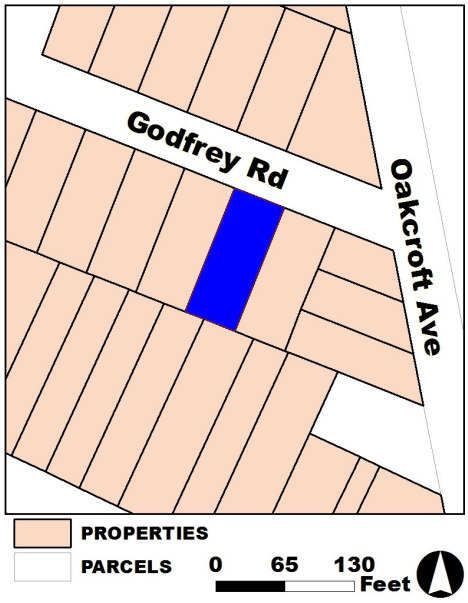
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -564692336

Property Name: 7 GODFREY ROAD **Ownership:** Private
Address: 7 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	10

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front elevation faces southwest toward Godfrey Road and the first floor is set several steps above grade. The building is set fairly close to the sidewalk with a narrow lawn at front and a drive is set on the east side of the property. The foundation is parged masonry. The building is clad with aluminum siding with narrow corner treatments. The windows are typically six-over-one replacement sash with half screens. The trim is covered with aluminum so there is only a corner bead of aluminum and the narrow sills are clad with aluminum. The roof is a side gable clad with asphalt shingles and having a deep overhang. The cornice and soffits are clad with aluminum and the cornice returns at each gable end. A gabled dormer is set center of the roof; it has a similar overhang to the main roof, is clad with aluminum siding and has a small six-over-one hung sash. A brick chimney is set below the ridge on the east side of the roof. A one-story porch spans the entire front at the first floor level. The roof is a shed clad with asphalt shingles; the roof assembly is supported by four square posts set on parged masonry piers with lattice set between. Between the two outer bays of the porch are a pair of screened openings above a low wall, also clad with aluminum siding. Center is a screen assembly with a paneled screen and two screened side panels. Leading to this is a set of brick stairs with limestone treads and metal railings on each side. Minimally visible behind the screen are a pair of typical sash set apart in each of the outer bays and a door opening at the center bay. At the second floor, there is a typical window in each of the outer bays and a small half-round window in the center bay. It has a semicircular light configuration at the top sash with a single light at the bottom sash. The west elevation is simply adorned with one window each in the two bays at the first floor, a pair of windows at the center

of the second floor and smaller windows, also paired, at the attic level. There are also two basement sash aligned with the first floor openings. The east elevation is a little more varied, with two sash separated and a pair toward the north at the first floor, a window in each of the outer bays at the second floor and a single window at the attic level. There are two basement sash, one each in the outer bays. There is a garage in the northwest corner of the property but it is not visible from the street as it is set behind the house away from the driveway.
Constructed in 1914 for Thomas F. Roche for a cost of $5,000 (The Montclair Times, 8/15/1914), the most significant changes are the application of aluminum siding and possibly the enclosing of the porch with the screens; the low wall appears to be original based on how the posts rest on the wall. (Note: The Essex County tax maps indicate a construction date of 1912; The Montclair Times notice on August 15, 1914 counters this date of construction.)
The building is executed with simple detailing that uses the Colonial Revival style as a reference as seen in the fenestration pattern including apparent symmetry, and the simple roof form with cornice returns. The building design and detailing also reflects the beginning of a switch from the architect-designed houses in Oakcroft in the early years of its development to builder-grade housing. The building, based on its design elements and level of integrity, would be considered a contributing resource in a historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

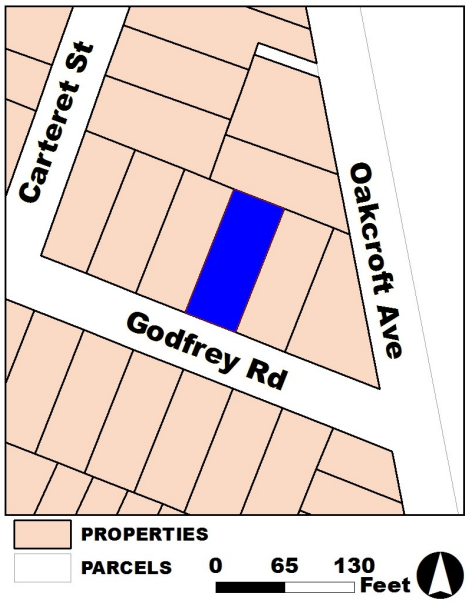
Registration and Status Dates:

National Historic Landmark?: ☐	
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1217417701

Property Name: 8 GODFREY ROAD **Ownership:** Private
Address: 8 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front of the building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk creating a lawn at the front with a driveway set on the east side of the property. The foundation is parged masonry. The building is clad with mid-20th-century fiber-cement siding with mitered corners. The windows are one-over-one replacement sash with false muntins. The trim is typically flat stock wood with a drip cap and a narrow projecting wood sill. The main roof is a side gable with deep overhangs detailed with rafter tails at the eaves and board soffits at the gable ends. The two-story extension, set to the west, is set flush with the main block and has a side gable similar in detail to the main and its downward slope at the front aligns with the main roof. There is a shed dormer centered on the main roof and is similarly detailed to the main roof. All of the roofs are clad with asphalt shingles. A brick chimney is set on the forward slope between the main roof adjacent to the extension. The east bay is occupied by a one-story entrance porch with hip roof supported by two Doric columns at each end. The columns have molded capitals and bases set on the wood deck which is supported by parged masonry piers. Set between the columns is a wood stair with railings that match the porch; square newels set at each lower step with a railing composed of top and bottom rail and square balusters. Set under the porch at the main building are a single six-light over two-panel wood door with a 12-light casement sash next to it. In the center bay at the first floor are three grouped sashes with the center sash wider than the outer two sashes. Centered in west bay, which is the two-story extension, are a pair of typical sashes with center mullion. Centered in the east bay at the second floor is wide typical sash, in the center bay a pair of

sashes with center mullion, and in the west bay a pair of sashes. The dormer has a pair of wide but short hung sashes with a center mullion. The east elevation has irregular placed sashes at the first floor, one sash forward on the elevation at the second floor and two small sashes set apart at the gable end. The extension at both the first and second floors have three grouped hung sashes with dividing mullions. The garage is one-bay wide with front gable roof clad with siding with corner boards. The door is flush panel metal with light in the upper center row and the opening has a deep architrave and flat stock at the jambs.
The Essex County tax records indicate the building was constructed in 1922 but the city directories show the building may have been constructed c. 1916. The building is a "sister" to its neighbor, 10 Godfrey Road. The noted changes include the replacement of the sashes and the application of the fiber-cement siding.
The house is a fine example of a moderately sized Craftsman style residence and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

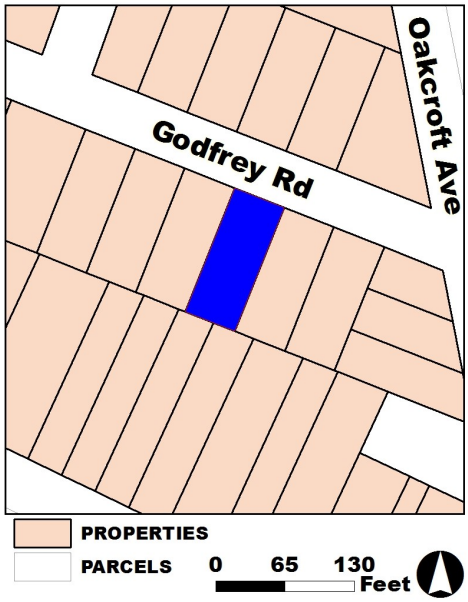
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1319127765

Property Name: 9 GODFREY ROAD **Ownership:** Private
Address: 9 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front of the building faces southeast toward Godfrey Road and the first floor is set a few steps above grade. The building is set back on the property and the lawn is filled with landscaping which makes visibility of the building more difficult than typical. A driveway is set to the east side of the property. The foundation is parged masonry. The building is clad with wood shingles with mitered corners. The windows are typically six-over-one wood-hung sash with exceptions with flat-stock wood trim with narrow projecting wood sills. The roof is a steeply pitched side gable which extends over one-story sections at the front and rear. Center on the roof is a shed dormer also clad with shingles. The roofs are clad with asphalt shingles and have deep overhangs with board soffits. A fireplace and chimney are set center on the east side of the building. The door is set center of the west bay with two tall one-light casement sidelights flanking it. The door is paneled set behind a storm. Leading to the door are brick steps with limestone treads. Three grouped casement sashes are centered on the east bay at the first floor. The dormer has three grouped hung sashes centered on it. The west side is not visible behind the mass of vegetation. The east side has a typical sash set to either side of the chimney at the first floor and a pair of sashes toward the rear. Similarly, a pair of sashes are set to either side of the chimney at the second and attic levels.
The Essex County tax records indicate a construction date of 1922 and this is confirmed by the city directories. The changes to the building include changing the fenestration at the one-story section at the front and there may be a few additions toward the rear but they are difficult to discern.

The building is a simply executed Bungalow that would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

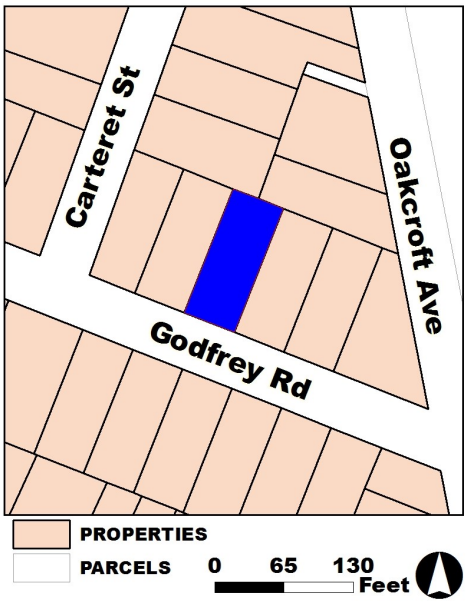
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1011545100

Property Name: 10 GODFREY ROAD **Ownership:** Private
Address: 10 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front of the building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk creating a lawn at the front with a driveway set on the east side of the property. The foundation is parged masonry. The building is clad with wood shingle with alternating wide and narrow exposure. The windows are one-over-one replacement sash with false muntins. The trim is typically flat stock wood with a drip cap and a narrow projecting wood sill. The main roof is a side gable with deep overhangs detailed with rafter tails at the eaves and board soffits at the gable ends. The two-story extension, set to the east, is set flush with the main block and has a side gable similar in detail to the main and its downward slope at the front aligns with the main roof. There is a shed dormer centered on the main roof and is similarly detailed to the main roof. All of the roofs are clad with asphalt shingles. A brick chimney is set on the forward slope between the main roof adjacent to the extension. The west bay is occupied by a one-story entrance porch with hip roof supported by deep, cut brackets attached at the front wall; two slender square posts have been added at the front. The wood deck is supported by masonry piers with lattice set between. Set center of the porch is a wood stair with metal railings at each side connected to a square newel at the top of the stair. From the newel and at each side of the stair are wood railings with top and bottom rails and square balusters between. Set under the porch at the main building are a single six-light over two-panel wood door with a 12-light casement sash next to it to the east. From the roof of the porch extending the front façade over the windows is a pent with roof exposed rafter tails. In the center bay at the first floor is a shallow bay projection with a wider center sash and two narrower sashes in

the outer bays. Centered in west bay, which is the two-story extension, are a pair of typical sashes with center mullion. Centered in the west bay at the second floor is wide typical sash, in the center bay a pair of sashes with center mullion, and in the east bay a pair of sashes. The dormer has a pair of wide but short hung sashes with a center mullion. The west elevation has irregular placed sashes at the first floor, one sash forward on the elevation at the second floor and two small sashes set apart at the gable end. The extension at both the first and second floors have three grouped hung sashes with dividing mullions. There is a one-story extension at the rear on the west side. The garage is one-bay wide with front gable roof clad with shingles matching the main building. The door was opened at time of survey and the opening has a deep architrave and flat stock at the jambs.
The Essex County tax records indicate the building was constructed in 1917 but the city directories do not indicate a building at this address until 1920. The building is a "sister" to its neighbor, 8 Godfrey Road. The noted changes include the replacement of the sashes and modification to the front porch to support the hood and a change in the railings at the stairs.
The house is a fine example of a moderately sized Craftsman style residence and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

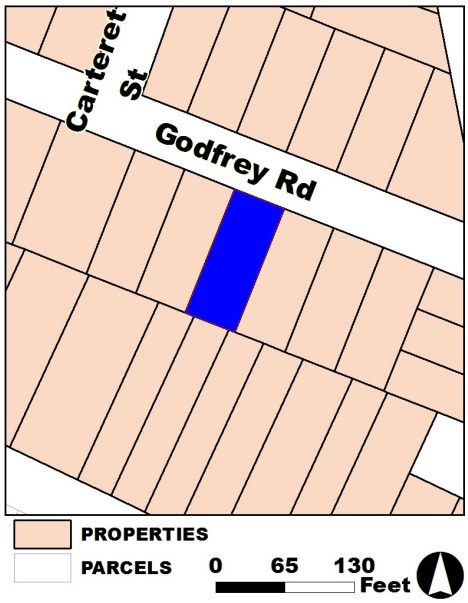
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -44605934

Property Name: 11 GODFREY ROAD **Ownership:** Private
Address: 11 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival style influences. The front of the building faces southeast toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk creating a lawn at the front with a driveway set on the west side of the property. The foundation is parged masonry. The building is clad with wood clapboard with mitered corners. The windows are one-over-one replacement sash with false muntins. The trim is typically flat stock wood with a drip cap and a narrow projecting wood sill. The main roof is a side gable with boxed cornice and flush wood soffits. The two-story extension, set to the west, is set slightly back from the main block and has a side gable similar in detail to the main and its downward slope at the front aligns with the main roof. Both roofs are clad with asphalt shingles. The brick fireplace and chimney is set forward on the east elevation. Set center of the main block is the front entrance. It is detailed with a wood overhang with a barrel roof with flat projections each side supported by paired slender Doric columns with molded capitals and bases set on parged masonry piers. Centered between the columns is a wood stair with a tradition railing at the stair and porch deck. Two paneled newels are set at the bottom of the stair and the railing is composed of a top and bottom rail with square balusters. The door is centered; it is a four-panel wood with storm with flat-stock trim. To either side of the door in the outer bays are hung sash. At the west extension are three grouped sashes with narrow mullions. At the second floor, there are two paired sashes in each bay at the main block and three grouped at the west extension. The west side is dominated by the extension which has four grouped sashes at each floor. The east side has a simple fenestration, two sashes to the north of the fireplace back and one at the far north, and two at each end at the second floor, and a pair of

sashes with mullion at the attic. The garage is one-bay wide with front gable roof clad with clapboard siding matching the main building. The door is flush panel metal and the trim around the opening is wide flat-stock wood.
The Essex County tax records indicate a construction date of 1915 where the city directories show a property at this address in 1914. The building appears little changed with the exception of the replacement sashes. The two-story extension is oddly detailed in terms of the siding, which bumps out slightly at the corners which may indicate this originally was an enclosed porch that has been infilled; however, this is inconclusive.
This is a "sister" building to 8 and 10 Godfrey Road but executed with Colonial Revival detailing. The building is well maintained and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

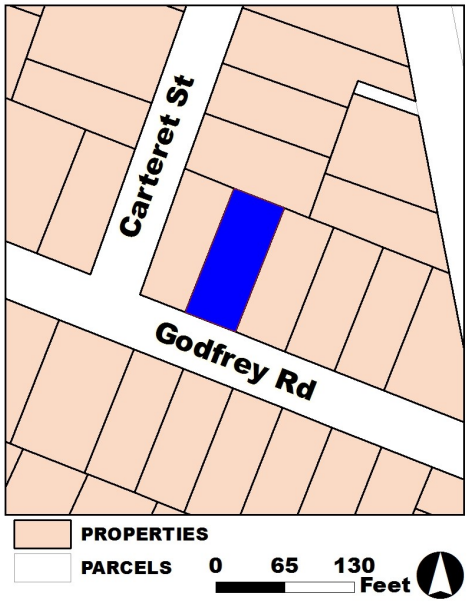
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1586352481

Property Name: 12 GODFREY ROAD **Ownership:** Private
Address: 12 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family American Foursquare with Craftsman style detailing. The front of the building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk with lawn at front and a driveway set to the east side of the property leading to a garage at the rear. The foundation is parged masonry with a stucco-clad water table before transitioning to stucco-clad walls to the underside of the roof. The windows are wood and their configuration varies. The openings also vary, some are simply stucco with wood frames where others have molded trim with a drip cap. The roof is a side gable with deep overhang and smooth sloped soffits, and a molded rake. A gabled dormer is set center of the main roof and it too is clad with stucco. Three, nine-light casement sashes grouped together and separated by narrow mullions are set center of the dormer. All roofs are clad with asphalt shingles. A stucco-clad chimney is set below the ridge on the west side. In the east bay at the first floor is the entrance door, a multi-light wood door set behind a wood screen door. The entrance is delineated by a stucco-finished enclosure with window openings in each side and open at the front. The openings are 16-light wood sash in a pointed arched opening with a projecting wood sill. Centered at the front are wood stair with wood railings set to each side; the railing has square newels at the bottom stair, a top and bottom rail and square balusters between. The enclosure as a shallow gable roof clad with asphalt shingles. Centered between the center and west bay at the first floor are three grouped hung sashes, a wider center sash flanked by narrower outer sash with wide mullions in between. A one-story, one-bay deep extension is located on the west side. It has a front gable roof similarly detailed to the main roof. Centered on its stucco-clad exterior is a pointed arched opening with a two, two-light transoms with

narrow mullion and what appears to be two eight-light casement sashes set behind a storm window. In the west face are three groups of multi-light windows with multi-light transoms in a single pointed arched opening; the operation of these windows is difficult to discern. At the second floor are three of the same openings in each bay but with different sash configurations. The openings have pointed arches similar to the first floor. The east bay has two four-light transoms over a sliding vinyl sash (this appears to be replacement at both the sash and transom). The center and west bay are similar with six-light transoms (original) over vinyl sliding sashes (replacements). The west side has a wide bay project at the second floor with a side gable similar to the main roof and with its rear downward slope aligned with that of the main roof. In each bay at the first floor are hung sashes. The pointed arched openings from the front is carried over one bay at the second floor; this has two eight-light transoms over a pair of sliding sashes. Next to this is a four-light casement with wood molded trim. Centered in the box bay is a six-light over one hung sash with molded trim and a second similar smaller window opening at the peak. Off-center at the gable is a six-over-one hung sash. There is a one-story rear addition visible but its details are difficult to discern. On the west side, the same box bay is set at the second floor rear bay. There are two windows at the upper reaches, one at the peak of the main roof and one off-center to the front. There is a single hung sash in the first bay at the second floor. The garage is one-bay wide with novelty siding and corner boards. The roof is a front gable. The door is a multi-paneled wood with flat-stock trim.
The Essex County tax records indicate a construction date of 1911 but the first time a property is noted in the city directories is 1916. Although a few of the sashes have been changed most remain and the fenestration is one of the defining features of the building as the head configuration hints to being inspired by Tudor revival detailing. Because of the various architectural influences, this building is a true expression of the Eclectic when all elements are viewed with a single lens.
The building is a fine exampled of an American Foursquare with Craftsman style detailing with a slight Tudor Revival flair at the window openings. The building reflects the predominant stucco-clad building of the early development of the survey area and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

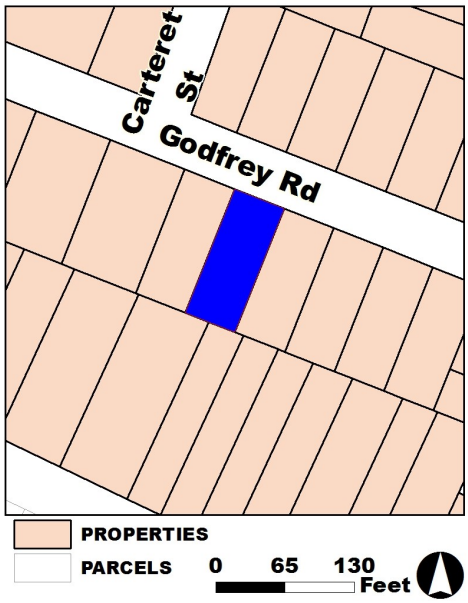
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -2137982506

Property Name: 14 GODFREY ROAD **Ownership:** Public
Address: 14 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	6

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The front elevation faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk with lawn set at the front and the drive is set on the west side. The foundation is parged masonry. The building is clad with wood clapboard with mitered corners. The windows are typically six-over-one wood-hung sash with flat-stock wood trim with drip cap and narrow projecting wood sill. The main roof is a side gambrel with overhang and boxed soffit and slight cornice return on the gambrel ends. An almost full shed dormer is set at the front and rear of the roof. The roof is similar to the main roof and the walls are clad with wood clapboards. The roofs are clad with asphalt shingles. A brick chimney is set center of the gable at the west side. The front entrance is set center on the first floor. It is box projection treated similar to the main building with a projecting gabled roof with full return that is supported by two wood molded brackets. The door is set behind a 12-panel wood storm. The trim is flat-stock wood. Brick stairs with bluestone treads lead to a stoop at the front door. There are metal railings to either side of the stair and landing. In each of the outer bays are typical sash. Supporting the roof cornice at each end are short molded brackets. There is a one-story extension to the west with a side-gable roof with full return on its west elevation. Centered in the front are a pair of typical sashes with narrow mullion. There are three grouped sashes on the west elevation. Two windows, centered above the first floor windows, are set in the front dormer. The fenestration at the side elevation is minimum, especially on the east side with just one clerestory stash in the front bay at the first floor and one window set center of the second and attic levels. The west side is similar, just one window each side of the chimney at the second and attic floors

are visible.
The Essex County tax records indicate a construction date of 1923 and this is confirmed by the city directories. The only noted changes to the building are the railing at the front entrance and possibly a rebuilding of the stair and stoop.
This is a fine example of a moderate-sized single-family residence with Colonial Revival style detailing and one of the builder-type infill housing typical for the survey area. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

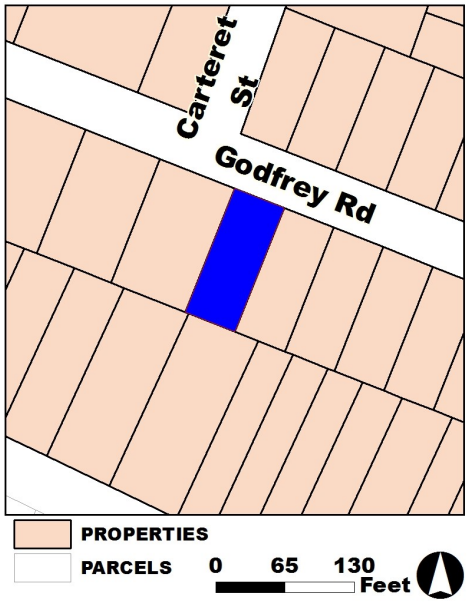
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -295597579

Property Name: 15 GODFREY ROAD **Ownership:** Private
Address: 15 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a four-bay wide by three-bay deep, two-and-one-half story single-family residence with Colonial Revival detailing. The building occupies the corner of Carteret Street and Godfrey Road and the front facades southeast toward Godfrey Road. The first floor is set several steps above grade. The house is set back from Godfrey Road and fairly close to the sidewalk at Carteret Street. There is lawn at both side and a rear yard; the drive is located off of Carteret Street at the property line and it leads to a garage. The foundation and first floor level are articulated in a red brick. The upper levels and some of the first floor extensions are clad with wood shingles. The windows are typically hung sash with false muntins but there are exceptions as noted. The trim is typically flat-stock wood with edge mold and a narrow wood sill. The main roof is a front gambrel with a deep overhang. There is a shed roof at each side of the gable that span almost full-with of the expansive gambrel roof. All roofs are clad with asphalt shingles. A large brick chimney is set about center of the roof to the west of the ridge. The front elevation is dominated by a three-unequal-bay wide porch. The roof is two hips at each end with a center shed section connecting the two hips. The roof is supported by four square posts with molded capitals and plinths set on a low wall that surrounds the porch. The porch, at four bays wide extend beyond the main building one bay each side and the columns at the center are set wider than the outer two bays. The low wall flares out as it reaches grade and is clad with wood shingles matching the main body. The stair to the porch is set in east bay. The stairs are wood and the railing, set to both sides, has a square newel, top and bottom rail and square balusters. The door is set in the east bay of the main building and next to it is a six-over-six hung sash. In the west bay are a pair of six-over-one hung sash with dividing mullion. Centered at the second floor are five grouped windows set under a pent roof

supported by wood brackets at each end. Each opening has an eight-light transom over a one-light casement sash with mullions separating each component and each unit from the other. Center at the gambrel is a pair of six-over-one sash. The west side, facing Carteret, the porch roof is supported by two typical columns, one at each end with the low flared wall carried around. Beyond the porch to the north at the first floor is a single eight-over-one sash. Off-center to the north is a bay projection cantilevered from the wall, with a hip roof continuous with the main roof, and clad below the window openings with wood shingles. In the center, wider bays are a pair of six-light awning sash and in each of the outer bays are taller six-over-one sashes. Tucked between the bay projection and end wall are slender six-over-six hung sashes. At the basement are three sashes, configuration is not clear, two in the south bay and one under the bay projection. Spaced an equal distance apart in the shed dormer of three, six-over-one hung sashes. The north elevation is visible from Carteret and is composed of the same slender paired sashes at the west corner, a single hung sash about center, a small hung sash and door in the east bay that open to a late-20th century wood deck. A metal bulkhead is set just next to the deck and there is a small basement sash next to it. The second floor has a single hung sash at its center and a pair of hung sash at the attic. The east side is similar to the west in that the porch extends one bay on this elevation and the roof is supported by two end columns. Immediately adjacent in the south bay at the main building is a six-over-one hung sash, and three sashes about center, one small three-over-three and two larger six-over-one hung sash. Two six-light awnings are set below these at the basement. At the second floor within the shed dormer. In each bay are single six-over-one hung sash but between the south and center bays is a pair of eight-light casement sash. The garage is one bay wide with front gable roof and is clad with novelty siding. The door was opened at the time of the survey and the trim is flat-stock wood.
The Essex County tax records indicate the building was constructed in 1917 but this property address appears in the city directory published in 1916. The changes appear to be limited to the replacement of the hung sashes where the other sashes appear to be wood and original, and the rear deck.
The building, which is eclectic is its massing and detailing and uses the gambrel roof as the key feature for massing and making its presence known on the block, retains its architectural integrity having been little changed since original construction. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

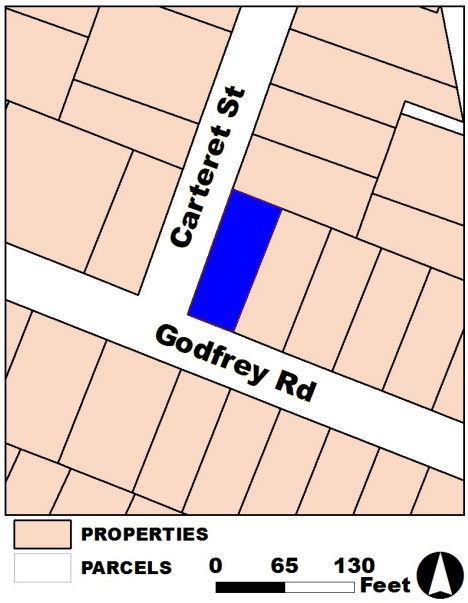
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1742597303

Property Name: 16 GODFREY ROAD **Ownership:** Private
Address: 16 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story single-family residence in the Tudor Revival style. The front of the building faces northwest toward Godfrey Road looking up Carteret Street and the first floor is set several steps above grade. The house is set back from the sidewalk and there is an empty lot to the west giving it an expansive side yard where there is a parking. The building is clad with stucco from grade to underside of roof with half-timber detailing in a linear pattern above the first floor level. An implied girder with molded center piece is set between the first and second floor and is partially engaged with the heads of the first floor windows. The windows vary but are typically wood-hung sash with different light patterns and exterior storm. The trim is flat stock with an outer edge molding and at the first floor and flush at the second floor. All trim has an inner bead and the openings have narrow projecting wood sills. The roof is a side gable with a substantial wood cornice supported by wood corbels set against a plain entablature and an overhang with full cornice return at the gable ends; the corbel detail is carried to the gable ends. Centered on the roof are two gabled dormers clad with stucco. The roofs overhang with a two-part rake and board soffits. To the west is a two-story extension with its ridge set lower and its front slope aligned with the front slope of the main roof so the cornice is carried over to the extension roof. All roofs are clad with asphalt shingles. A stucco-clad chimney is set just behind the east dormer below the ridge. The front entrance is set in the east bay at the first floor. Access is via a wood deck and stair with a railing set at both sides. The railing is composed of intermediate square newels, a top and bottom rail and square wood balusters. Over the porch is a gabled good with full return, stucco at the tympanum and asphalt shingles as the roofing. The gabled hood is supported by two large molded bracket clad with stucco set to either side of the door. The door is s

nine-light over three-panel wood door set behind an aluminum storm. In the west bay of the main block are a larger center six-over-one hung sash flanked by two narrow four-over-one hung sash. Centered in the west extension are three equal, six-over-one wood-hung sash. In the east and west bays at the man section at the second floor are diamond-pane over one wood-hung sashes. The same three grouped sashes at the first floor are carried to the second in the west bay extension. These same three grouped windows are set at the first and second floors of the extension on the east side with a six-over-one wood hung sash at the gable end; the gable is finished with half-timbering. The east side has a pair of leaded glass wood casement sashes with a stucco mullion set in the north bay at the first floor. There are two one-over-one sash at the south bay and with one-story extension with gable roof similar to the main at the rear. At the second floor there are diamond paned sash at the north and center bays and a single in six-over-one wood hung sash off-center to the south at the attic level. The half-timbering is heaviest at the second floor end walls of the main block and with the gable end.
The property is indicated in the 1914 city directory. Building permit pulled by Godfrey's development company in May 1911 confirms a construction date of 1912 as noted in the Essex County tax records and the cost of the building was to be $5,390 per the publication.
There appears to be few changes to the building since original construction other than rebuilding of the porch stair and railing.
As one of the building constructed as part of the Godfrey development that retains a high degree of architectural integrity, 16 Godfrey Road would be a key contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

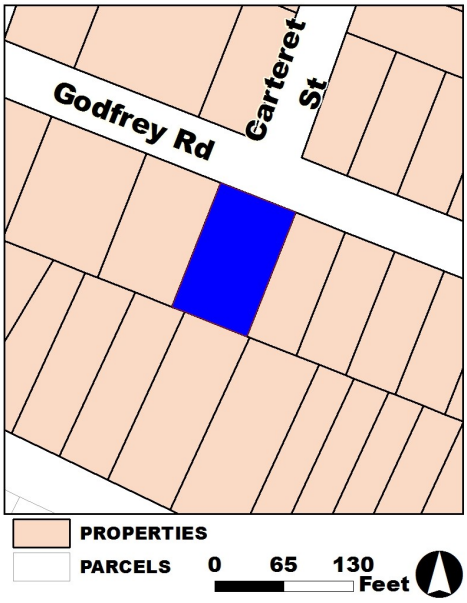
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1083498371

Property Name: 17 GODFREY ROAD **Ownership:** Private
Address: 17 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	20

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story single-family residence in the Craftsman style. The building is set at the corner of Carteret Street and Godfrey Road and is set back on each side for substantial lawn pretty much on all four sides of the property. The front faces southeast toward Godfrey Road and the drive is set along Carteret Street along the north side of the property. The first floor is set several steps above grade. The foundation is parged and the building is clad with stucco from the flared edge above the foundation to the underside of each level of roof. The windows vary including the surrounding treatment. The main roof over the two-story section is a side gable with jerkinhead detailing at each gable end. The roof is clad with asphalt shingles and the roof overhangs substantially on all sides. Rafter tails are exposed on the sloping sides and the soffits of the gable ends are flush boards. Centered on the main roof is a large gabled dormer that also overhangs and has exposed rafter tails. The peak of the gable is a stucco-finished projection set flush with the rake and supported by a pair of wood brackets set to either side of a pair of six-over-six wood-hung sash. The sashes have a dividing mullion, projecting wood sill and flat-stock trim with a molded outer edge. The body of the dormer is finishes with stucco. A stucco chimney is set to the west of the dormer just below the ridge. The west bay at the first floor is a one-story projection with a hip roof. The roof edge extends to a pent roof across the first floor and it is supported by stucco-clad brackets set about center of the main block. Centered in the west bay are a pair of 15-light in-swing casement set behind storms. The trim is very narrow and the sill is molded and slightly projects. In the center bay are three grouped ten-light over one-light hung sash with the upper sash being half the height as the lower sash. The trim is molded wood with a projecting sill. Centered under this window at the basement is a three-light awning in a

stucco surround. The entrance door, set in a slight recess in the east bay is a nine-light over two-panel wood door. The roof of the second floor is supported at the corner by a large Doric column with molded capital and base and set on a brick landing with brick stairs and limestone treads. At the second floor in the western-most bay are a pair of 15-light casements with narrow trim and projecting sill. In the east bay are a pair of six-over-six wood-hung sash with molded trim and projecting sill. None of the fenestration aligns from the first floor to the gabled dormer. On the west side, the one-story extension is one bay deep and the hip roof has a slight jerkinhead detail so it is truncated at is center. Below this are three grouped 15-light casement sashes. Above the extension is a single six-over-six wood hung sash with rim. A boxed projection with a front gable roof occupies the second floor north bay. The north slope of the roof aligns with that of the main roof. There is a typical hung sash at the center and a fanlight window at the peak. Set just under the overhang of this box projection about center is a small six-light casement with typically surround. At the gable end of the main block is a four-over-four wood-hung sash. The pent roof at the front is carried slight to the east elevation where there is a small four-light casement at the center and a pair of eight-over-one wood-hung sash in the north bay. At the second floor in each outer bay are six-over-six wood-hung sash with typical trim. Center is a pointed arched opening with a 12-light casement. At the attic level are three grouped 12-light casement sashes with narrow wood mullions. The rear, which is visible from Carteret Street has a one bay extension with hip roof in the east and center bays at the first floor that opens to a shallow deck and stair. There is a large dormer at the main roof with jerkinhead detail, stucco cladding at the walls and a pair of six-over-one wood-hung sash. There are several typical hung sash at the rear in each bay at the first and second floors.

The Essex County tax records indicate at construction date of 1910; however, a building permit is noted in the Montclair Times in May 1911 by Godfrey's development company, and the cost of construction is noted as $ 4,590 (The Montclair Times 5/20/1911). There appear to be few changes to the building other than the addition of exterior storms and a rear deck.

The building is a good example of a single-family residence in the Craftsman style but the detailing is exceedingly random which gives the appearance of the building looking unfinished. The lack of a unifying porch at the front may be adding to lack of consistency and rhythm in the architecture. Despite this, the building retains a high degree of architectural integrity reflecting its original construction and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

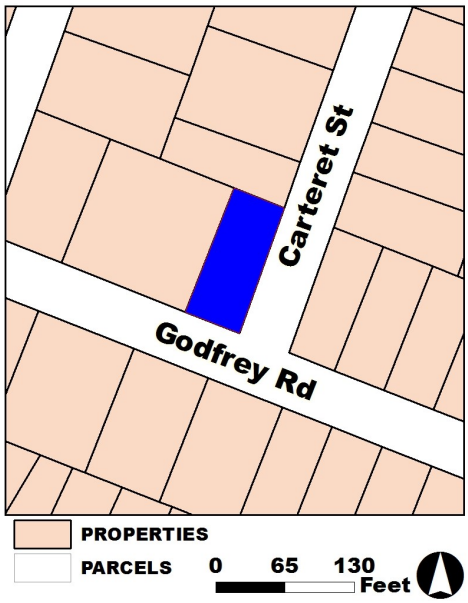
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -333810328

Property Name: 20 GODFREY ROAD **Ownership:** Private
Address: 20 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style. The property is set at the corner of Godfrey and Edgemont road and the front of the building faces northwest toward Godfrey Road. The property has a wide and deep frontage and is set on a slight rise so there are a few steps at the sidewalk along Godfrey Road. The first floor is set a few steps above the lawn. The drive is set to the east side of the property with a garage at the rear. The foundation is parged masonry. The first floor is clad with red brick. The upper levels and some of the extensions are finished with stucco. There is a narrow wood band between the brick and stucco and the stucco flares slightly where it transitions. The windows are typically one-over-one replacement sash with flat-stock wood trim with a molded edge and a narrow projecting wood sill at the stucco-clad areas. The brick masonry openings have a brick mold, wood upper sill and brownstone lower sill that projects slightly. The main core of the building has a steeply-pitched side-gable roof with two cross gables set over second floor projections in each of the outer bays at the front. A shed roof dormer is set mid-slope between these two cross gables. There is also a rear gabled dormer but it is barely visible from the street. All roofs are clad with asphalt shingles and each has a significant overhang with exposed rafter tails and board soffits with a deep flat stock rake. A brick fireplace back with chimney is set about center of the west elevation. The front entrance is set off-center to the east of the main building. A simple flat stock door surround is set under a shed roof spanning the two second floor projections with each end supported by molded wood brackets. The door is a one-light wood with aluminum storm. It steps out onto a concrete patio with a low stucco-clad wall with brownstone copings. The concrete stairs are aligned with the opening in the wall in front of the door and there is a metal railing to one side. This patio connects with

the one-bay extension to the west, which is a roofed porch. The porch roof is a hip clad with asphalt shingles detailed similarly to the main roof with overhang and exposed rafter tails. The roof is supported by stucco-clad piers, two at the front and three at the west side. Between each pier and the building is a segmental-arched head also clad with stucco creating a monolithic structure under the roof. From the low wall at the front to the first pier and then between each pier is a low concrete structure with a wood balustrade composed of top and bottom rails and square balusters. At the main core, front elevation, there is a pair of typical sashes with wide mullion in the east bay, and a pair of 14-light wood doors in a simple surround in the west bay. At the second floor the bottoms of the bay projections are detailed with the wood mold with slight flare but they are not set at the same height; the east side is longer than the west. Set in the center of each bay projection is a pair of typical sashes with wide wood mullions. Centered in the recess between each projection is a typical sash. The dormer has a pair of sliding sashes with a wide wood mullion. The east elevation has a regular fenestration pattern at the main block: one typical sash about center of each bay from first floor to attic level with four two-light basement sashes set a distance apart. There are a series of additions at the rear that pick up the detailing of the main block. The west side also has a fairly regular fenestration pattern, one window in each bay from first floor to attic with a pair of sashes at the second floor toward the rear. There is a two-story extension aligned with the main block; it has a flat roof with one four-over-one sash. Set right next to this is a shallow one-story stucco-clad addition with hip roof. The addition has one eight-light casement on its north side and a pair of eight-light casements on its west side. The two-story extension appears to be an original extension and the one-story is a sympathetic addition. There are two garages on the property. There is one off Edgemont Road which is one-bay wide with front-gable roof. The building is clad with stucco and has a multi-paneled wood door with light in the upper center panels; this appears to have been constructed with the building. The second garage is at the end of the drive and was constructed after 1986. It is two bays wide, clad with wood shingles, and has a front-gable roof. The doors are also multi-panel overhead wood with lights in the upper center panels.

The Montclair Times noted building permits were issued for this house in June 1909 and the cost of construction was to be $7,000. The changes to the building include replacement of the sashes and the one west side extension; the present rear extensions appear original to the building.

28 Godfrey Road is a fine example of a Craftsman style residence taking an interesting approach to the articulation of the brick at the first floor, and using elements of the style that provide elegance to a rather large residence; these include the flared edges, the exposed rafter tails, and the concrete and wood elements of the deck and porch. As one of the first buildings constructed as part of the Godfrey development that has a high degree of architectural integrity, this would be a key contributing building in the historic district.

Setting:

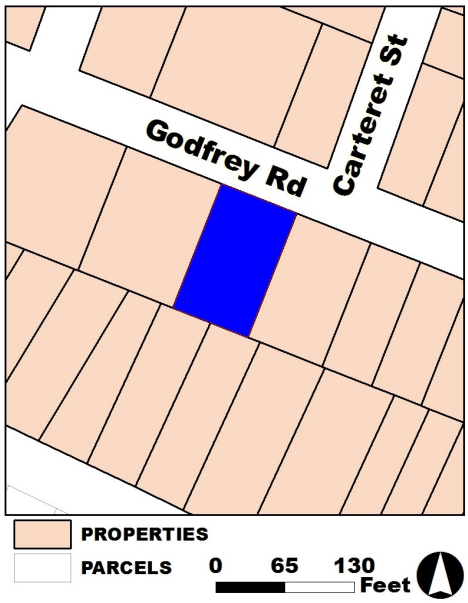
Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:	**National Historic Landmark?:** ☐		
	National Register:	**SHPO Opinion:**	
	New Jersey Register:	**Local Designation:**	
	Determination of Eligibility:	**Other Designation:**	
	Certification of Eligibility:	**Other Designation Date:**	

☐ **Eligibility Worksheet included in present survey?** ☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Montclair Times	1918	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1397031930

Property Name: 21 GODFREY ROAD **Ownership:** Private
Address: 21 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1709	21

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half-story single-family residence with Craftsman style influences. The building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The building is set back from the sidewalk with lawn on the front and two sides as it is a wide lot for the block. The driveway is set to the west side and leads to a garage at the rear of the property. The foundation is parged masonry. The building is clad with shingles with a narrow corner treatment. The windows vary. The trim is typically a narrow molded outer edge with a narrow sill. The main roof is a side gable with jerkin head details at both ends clad with asphalt shingles. Centered on the roof is a gabled dormer also with the jerkinhead detail. The walls are clad with wood shingles and there are two sashes, one each six-over-one spaced apart. At the first floor of the main block, the entrance door is set off-center to the west. It is a nine-light over two-panel wood door access from a narrow wood porch and wood stairs. Ove the stoop is a hipped roof hood that overhangs the stoop on all sides and is supported by two square posts supported by parged masonry piers. The railings set to either side of the stair and porch landing are wood with paneled newels, a top and bottom rail, and square balusters. The east side of the landing is a built-in wood deal. Immediate to the west of the door and hood are a one-over-one wood hung sash. Centered in the east bay at the main block is a similar sash. At the west side of the main block is a one-story extension with shed roof. It is clad the same as the main block. There are three group six-light casement sashes set at the center with flat-stock trim and narrow sill. The roof edge is treated with a wide flat-stock rake board. The roof is clad with asphalt shingles. The same pattern of windows is carried to the west side, which is set back from the main block slightly, but extends the full depth of the main block. The window pattern is two groups of three casements and

one group of two casement set about equal distant apart. At the second floor there are six-over-one wood-hung sashes, one in each of the bays. These windows are also set off-center to the middle at the west side at the second floor with two, two-over-one hung sash set apart at the gable end. The east side is a bit more varied. There is a one-story extension to the east with a shed roof and overhang but this abuts a box bay projection at the second floor also with a shed roof set about center. Between the extension and front wall at the main block is a typical one-over-one hung sash. There is a single hung sash in the box bay at the front and one center at the side at the second floor. At the extension on the front there is a single one-over-one wood-hung sash. There is a six-over-one hung sash at the attic level centered on the gable. The garage is two bays wide and clad with wood shingles. The roof is a front gable with a half-round four-light window at the peak. The doors are each eight-light over cross panel wood outswing doors with flat stock trim with drip mold.
The Essex County tax records indicate a construction date of 1907 but permits were not pulled until 1909 and the property is not present in the city directories until 1912. The permit, per the Montclair Times, notes the cost of the house as $5,000. The one-story west extension, per an earlier image, was a screened-in porch with railings and post supports and lattice detailing. As such, the enclosing of the porch occurred after 2013. The porch railing were also changed since this time. The fenestration is irregular especially at the first floor which indicated there may have been other changes but these were before 2013.
Despite the changes noted above, the building is one of the first constructed in the development, the Craftsman style detailing, such as shingles, and jerkinhead roof with deep overhang, and overall massing have bene retained. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

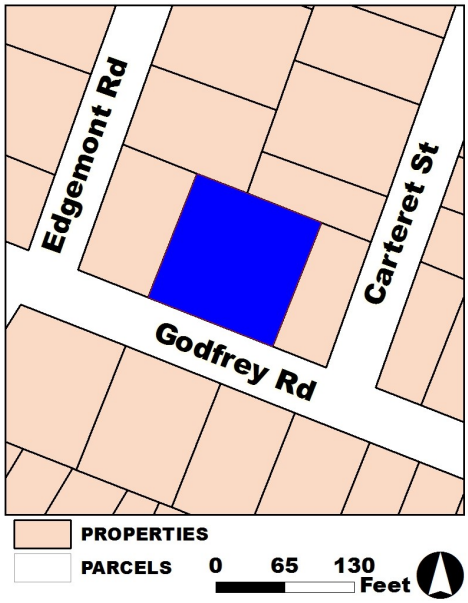
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1737521763

Property Name: 22 GODFREY ROAD **Ownership:** Private
Address: 22 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

The building is four-bays wide by two-bays deep, two-and-one-half story single-family residence with Colonial Revival style detailing. The front of the building faces northwest toward Godfrey Road and the first floor is set several steps above grade. The foundation is parged masonry. The first floor is clad with stucco with a stucco-clad water table. The upper part of the building is finished with wood shingles. The windows are typically multiple-light over one wood-hung sash. The trim is flat stock with an outer molded edge and narrow projecting wood sill. The roof is an expansive side gambrel with a shed dormer set from the break at the roof on both the front and back sides. The main roof and dormer roof overhangs on all side with a molded cornice and rake. Both roofs are clad with asphalt shingles. The dormer side walls are wood shingle and there are three grouped six-over-one wood-hung sash set at each end bay. A brick chimney is set in the east bay on the back side of the roof. The door is set center of the main block. It has a tall hip roof that aligns with the eave of the main roof and it is supported by two stucco-clad brackets to either side of the double wood doors of one-light over one-panel each. A wide wood stoop with stairs leads to the front door. Substantial railings are set to either side; they are composed of paneled newels with a top and bottom rail and square balusters. To either side of the door are bay window projections. The center bays have eight-over-one hung sash and the sides have six-over-one hung sash. A one-story extension is set on the east side. It has a hip roof that aligns with the eave of the main roof. An eight-over-one wood-hung sash is set center and three of the same are set on the east side separated by wide wood mullions. A box projection is set at the south end at the second floor, it has a gable roof with its south downward slope aligned with that of the main roof. It is clad with wood shingles. It is supported by a stucco clad extension to the front and it has three small four-over-one

wood-hung sash, one on its own and two paired set about center of the box projection. The shingles flare over a molded cornice above these windows. Centered on the bay projection are two eight-light casement sashes spaced apart. In the north bay at the second floor of the main block is a six-over-one wood-hung sash. At the attic is an eight-light casement. On the west side is a one bay, one-story projection that is a bay with opening without screens or glass. It is set under a hip roof. At the second floor of the main block are two six-over-one wood-hung sash, one in each outer bay and a pair of six-over-one wood-hung sash with center mullion at the attic level. The garage is two bays wide with a side gable clad with asphalt shingles. The building is clad with narrow clapboards with corner boards. The doors are multi-panel wood overhead with flat stock trim and a center mullion.
The Essex County tax records indicate a construction date of 1919 but the project directories note a property at this address as early as 1912. There is little evidence of significant changes to this building with the possible exception of the west porch. The extension is shown on the 1986 Sanborn maps but the roof is awkwardly detailed here where it is so carefully executed at all other one-story transitions. The porch, if an addition, is inconsequential given the size and presence of the main building in the streetscape. The building is a fine example of the Colonial Revival with Shingle style influences. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

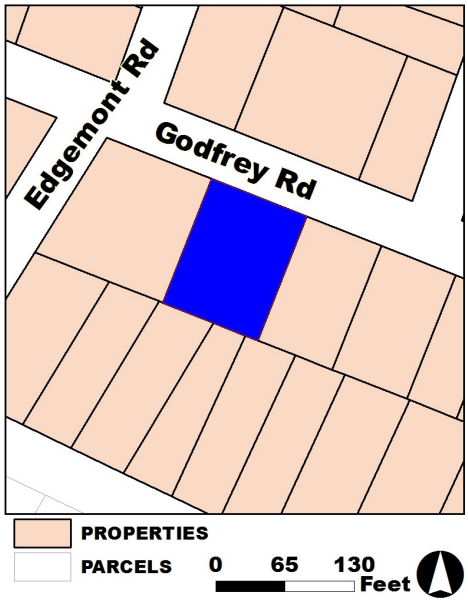
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1759965994

Property Name: 28 GODFREY ROAD **Ownership:** Private
Address: 28 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style. The property is set at the corner of Godfrey and Edgemont road and the front of the building faces northwest toward Godfrey Road. The property has a wide and deep frontage and is set on a slight rise so there are a few steps at the sidewalk along Godfrey Road. The first floor is set a few steps above the lawn. The drive is set to the east side of the property with a garage at the rear. The foundation is parged masonry. The first floor is clad with red brick. The upper levels and some of the extensions are finished with stucco. There is a narrow wood band between the brick and stucco and the stucco flares slightly where it transitions. The windows are typically one-over-one replacement sash with flat-stock wood trim with a molded edge and a narrow projecting wood sill at the stucco-clad areas. The brick masonry openings have a brick mold, wood upper sill and brownstone lower sill that projects slightly. The main core of the building has a steeply pitched side gable roof with two cross gables set over second floor projections in each of the outer bays at the front. A shed roof dormer is set mid-slope between these two cross gables. There is also a rear gabled dormer but it is barely visible from the street. All roofs are clad with asphalt shingles and each has a significant overhang with exposed rafter tails and board soffits with a deep flat stock rake. A brick fireplace back with chimney is set about center of the west elevation. The front entrance is set off-center to the east of the main building. A simple flat stock door surround set under a shed roof spanning the two second floor projections with each end supported by molded wood brackets. The door is a one-light wood with aluminum storm. It steps out onto a concrete patio with a slow stucco-clad wall with brownstone copings. The concrete stairs are aligned with the opening in the wall in front of the door and there is a metal railing to one side. This patio connects

with the one-bay extension to the west, which is a roofed porch. The porch roof is a hip clad with asphalt shingles detailed similarly to the main roof with overhang and exposed rafter tails. The roof is supported by stucco-clad piers, two at the front and three at the west side. Between each pier and each pier and the building is a segmental arched head also clad with stucco creating a monolithic structure under the roof. From the low wall at the front to the first pier and then between each pier is a low concrete structure with a wood balustrade composed of top and bottom rails and square balusters. At the main core, front elevation, there is a pair of typical sashes with wide mullion in the east bay, and a pair of 14-light wood doors in a simple surround in the west bay. At the second floor the bottoms of the bay projections are detailed with the wood mold with slight flare but they are not set at the same height; the east side is longer than the west. Set in the center of each bay projection are a pair of typical sashes with wide wood mullions. Center in recess between each projection is a typical sash. The dormer has a pair sliding sashes with a wide wood mullion. The east elevation has a regular fenestration pattern at the main block, one typical sash about center of each bay from first floor to attic level with four two-light basement sashes set a distance apart. There are a series of additions at the rear that pick up the detailing of the main block. The west side also has a fairly regular fenestration pattern, one window in each bay from first floor to attic with a pair of sashes at the second floor toward the rear. There is a two-story extension aligned with the main block; it has a flat roof with one four-over-one sash. Set right next to this is a shallow one-story stucco-clad addition with hip roof. The addition as one eight-light casement on its north side and a pair of eight-light casements on its west side. The two-story extension appears to be an original extension and the one-story is a sympathetic addition. There are two garages on the property. There is one off Edgemont Road which is one-bay wide with front gable roof clad. The building is clad with stucco and has a multi-paneled wood door with light in the upper center panels; this appears to have been constructed with the building. The second garage is at the end of the drive and was constructed after 1986. It is two bays wide, clad with wood shingles, has a front gable roof. The doors are also multi-panel overhead wood with lights in the upper center panels.
The Montclair Times noted building permits were issued for this house in June 1909 and the cost of construction was to be $7,000. The changes to the building include replacement of the sashes and the one west side extension; the present rear extensions appear original to the building.
28 Godfrey Road is a fine example of a Craftsman style residence taking an interesting approach to the articulation of the brick at the first floor, and using elements of the style that provide elegance to a rather large residence such as the flared edges, the exposed rafter tails, and the concrete and wood elements of the deck and porch. As one of the first buildings constructed as part of the Godfrey development that has a high degree of architectural integrity, this would be a key contributing building in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

National Historic Landmark?: ☐

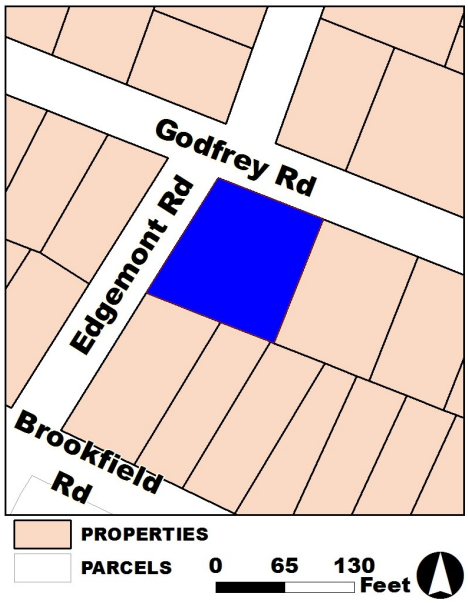
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1875190072

Property Name: 32 GODFREY ROAD **Ownership:** Private
Address: 32 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a four-bay wide by two-bay deep, two-and-one-half-story single-family residence in the Colonial Revival style. The property is set at the corner of Godfrey and Edgemont roads and the front elevation faces northwest toward Godfrey Road. The property has a slight rise from the sidewalk so a few brick steps with limestone treads are set at the sidewalk. There also is a low stone retaining wall along much of Edgemont Road. The first floor level is set a few steps up from the lawn. The drive is accessed from Edgemont Road and leads to a two-car garage at the rear along the south property line. The foundation is parged masonry. The body of the building and all appendages are clad with clapboard siding with mitered corners. The windows are typically multi-light wood with exterior storms. The trim is flat-stock wood with a molded outer edge and narrow projecting wood sill. The roof is a side gable with shallow molded cornice supported by low dentils at the downward slope and a deep overhang with slight cornice return at the gable ends. There is an eyebrow dormer with fanlight window at the center of the roof. A brick chimney is set along the east side at the ridge. To the east of the main core is a two-story extension set forward with a shallow gable roof with unadorned cornice and slight overhang at the gable end. To the rear of the main core there is a two-and-one-half-story addition about center with a cross gable. All of the roofs are clad with asphalt shingles. Centered at the main core is the main entrance. It is a 12-light over three-panel wood door with molded edge trim surround. The roof set over the stoop is a low-slope hip with built-in gutter and molded cornice supported by two square posts with molded tops and plinths. The brick steps and stoop are detailed with limestone treads. To either side of the door are pairs of six-over-one wood-hung sashes with wide wood mullions. At the east extension are three grouped one-over-one sashes with narrow mullions. At the second floor of the main block, single eight-

over-one sashes are set in the outer bays and the center bay over the door is a small window of two tiny six-light casements with a similar tiny fanlight above. At the east extension there are three grouped sashes. This same pattern is carried to the east extension at the first and second floors with two sets of three grouped sashes set slightly apart. There is a six-over-one sash to the north of the chimney on the east side of the main gable. The east elevation has a clerestory window of 12-lights flanked by tall casement 12-light sashes in the north bay; the south bay has a void under the second floor. There is an eight-over-one sash in the north bay at the second floor, a small six-light sash off center, and another typical sash in the south bay and one small six-light sash at the gable end. The garage is two bays wide with a shallow hip roof with deep overhang and exposed rafter tails. The roof is clad with asphalt shingles and the body of the building is clad with wood siding. The trim is flat-stock wood and the doors are flush metal paneled.
The Essex County tax records indicate a construction date of 1919 and this is confirmed in the city directories. The front elevation appears to have bene maintained since original construction including the windows, but the east extension and rear addition appear to be later alterations that skew the chronology of construction. The siding matches so well in these areas it is possible large areas of the building have been resided.
Despite the changes, the core appears to retain its original Colonial Revival detailing, fenestration and roofline, and the east extension is placed slightly behind and lower than the main block that it reads as an addition. As such, the building would be considered a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

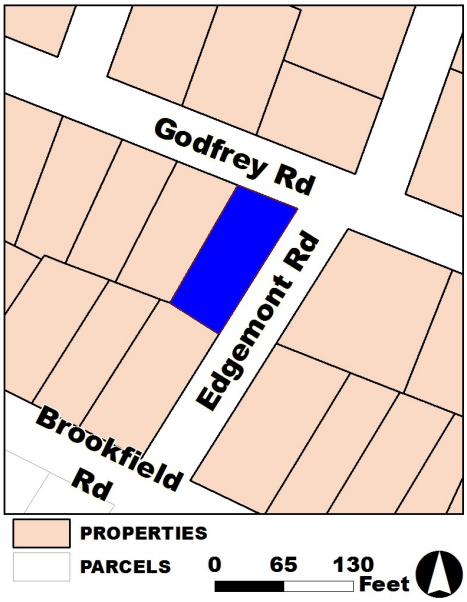
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1302936253

Property Name: 34 GODFREY ROAD **Ownership:** Private
Address: 34 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. The front of the building faces northwest toward Godfrey Road. The lawn is set on a slight rise along the street with brick stairs with limestone treads set at the sidewalk. The first floor is set a few steps above the lawn. A drive is set on the west side of the property. The foundation is parged masonry. The body of the building including the additions is finished with wood shingles. The windows are typically six-over-one wood-hung sashes with flat-stock trim with edge molding, inner bead, and a narrow wood sill. The main roof is a side gable with jerkinhead treatment at the gable ends. The roof overhangs on all sides, and the rafter tails are exposed at the downward slope and purlins at the overhanging eaves at the jerkinhead. There is a shed-roof dormer at the center of the roof also clad with shingles and with exposed rafter tails. Set behind the dormer to the east is a brick chimney. The front entrance is set in the west bay at the first floor of the main block. The entrance is a 15-light wood door with storm set in a molded surround with shallow architrave. A steeply-pitched hip roof supported by square posts with molded capitals and plinths support the roof that connects with a pent roof set across the façade at the first floor level. The stoop is brick with limestone treads with similarly detailed stairs with metal railings at each side. In the east bay of the main block is a large bay window projection with the center bay double the width of the side bays. The roof is a steep hip that sits under the sill of the second floor windows. The cornice aligns with that of the hood at the door and the pent roof. Centered on the bay are a pair of typical sashes with center mullion with two flanking typical sashes in the outer bay sides. There is a two-story extension to the east. The first floor has a room projection with a hip roof similar to the porch with a connecting cornice line and the continuation of the pent

behind it. There are two typical sashes in the front wall and one each in the two side elevations. In the east bay at the second floor is a pair of typical sashes with wide mullion. In the west bay are three grouped typical sashes with wide mullions. The second floor of the east extension has four, 15-light sashes with the inner two that slide with screening in the opening. This extension has a flat roof with simple molded cornice supporting a built-in gutter. The shed dormer has four grouped four-over-one sashes centered on its. The east elevation has another typical sash at its south end on the first floor and a pair of 15-light sliding sashes, one in each bay. The fenestration pattern on the west side is fairly regular with typical sashes at each floor level and paired smaller sashes at the attic level.
The Essex County tax records indicate a construction date of 1912 and the city directories appear to confirm this. The core of the building is little changed and the two-story extension to the east is awkwardly placed, but based on the fabric and at least the 1986 map (the 1933 map is generic with the plans), is either original or an early addition.
Further research into the chronology of construction is needed but for this study it appears that 34 Godfrey Road, a good example of a Craftsman style house, would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

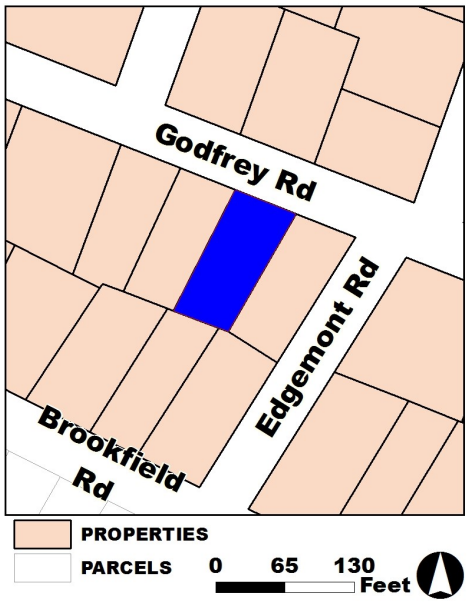
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1059375394

Property Name: 35 GODFREY ROAD **Ownership:** Private
Address: 35 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	18

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family house in the Craftsman style with Tudor Revival detailing. The building is set on a substantial rise from the side walk so there are several concrete steps at the sidewalk. The front of the building faces southeast toward Godfrey Road and the first floor is a few steps up from the front lawn. The driveway is set on the west side of the property and leads to a garage at the rear. The building is clad with stucco from the grade to the underside of the roof. The windows are typically six-over-one wood-hung sashes with exterior storms. The trim is flat-stock wood with inner recess and narrow wood sill. The roof is a side gable with deep overhanging eaves on all sides and exposed rafter tails at the downward slopes. In the two outer bays, there are shallow cross gables at the front. The gables also overhang and have a molded rake and half-timber framing at their peak. Centered on the roof is a shed dormer with exposed rafter tails. The walls of the dormer are finished with asphalt shingles and a pair of three-over-three wood-hung sashes with wide mullion is set center. All of the roofs are finished with asphalt shingles. A brick chimney is set center of the east wall. A wood porch spans the west and center bay at the first floor. It has a shed roof supported by pairs of equally spaced columns (tripled at each outer corner) with molded brackets at the supporting sides and set on low stucco walls with stone copings. The porch bay aligned with the center of the main block is open with a wood stair leading to the porch deck. Aligned with the stair at the main building is a paneled wood door with exterior storm. At the west bay, set under the porch, are a pair of eight-light casement sashes. In the east bay are three grouped typical sashes with wide mullions. In the two outer bays below the cross gable at the second floor are a pair of typical sashes with wide mullion. Centered on the elevation is a small four-over-one sash tucked under the overhanging eave. The

west elevation has a regular fenestration pattern of one typical sash in each bay at each floor with smaller windows at the attic. The peaks of the gable ends are finished with half-timbering. The east elevation is not readily visible due to vegetation. The garage is two bays wide with a front-gable roof. The building is clad with stucco with light timber framing at the gable end. Each door, separated by a narrow wood mullion, is a multi-paneled wood overhead door.
The Montclair Times references a building permit for 43 Godfrey in 1909 but today there is no building of this number; however, this may be the property in question based on the street layout and its architecture. The cost of the building was noted as $6,364 and the permit was held by Godfrey's development company. The property is referenced in the 1910 city directories. The exterior façades visible from the street appear intact with little changes noted.
This Craftsman style home retains a high degree of architectural integrity, was one of the earlier houses developed by Godfrey, and has a prominent position in the landscape. The Craftsman detailing, such as the stucco finishes, exposed rafter tails, and offset front porch are enhanced by the light touches of half-timbering at the gable ends. The building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

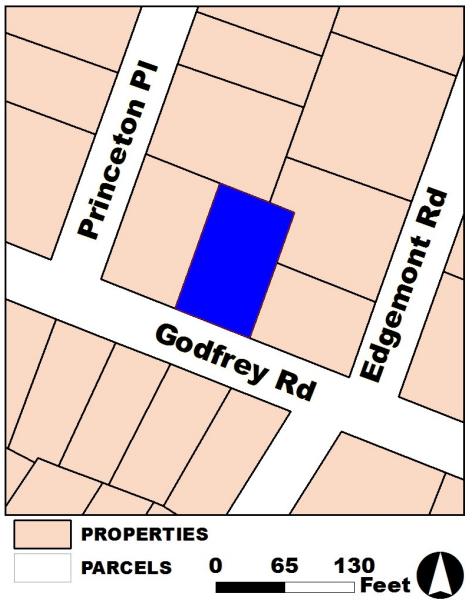
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

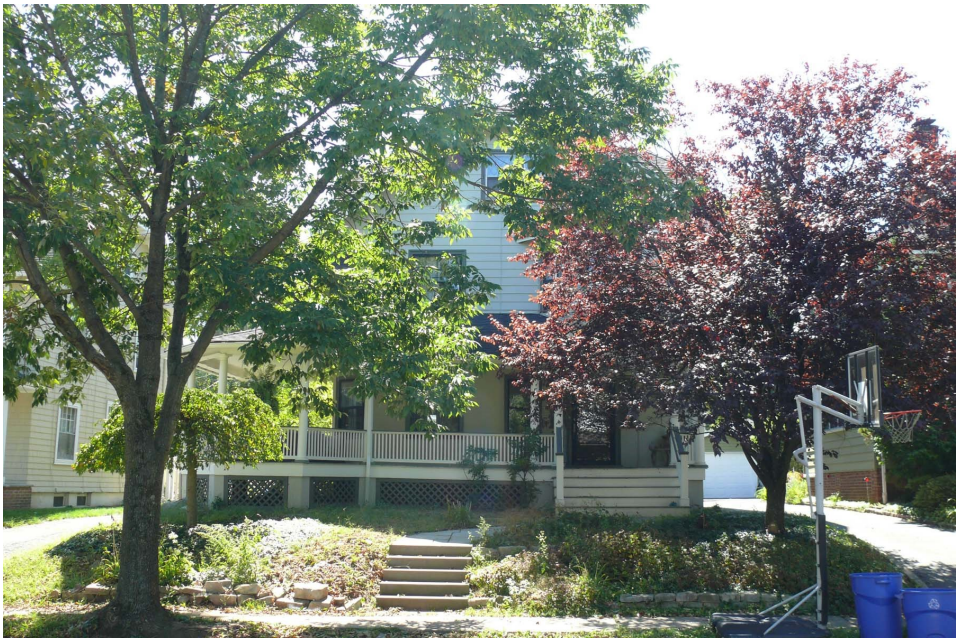
Property ID: 1157436810

Property Name: 36 GODFREY ROAD **Ownership:** Private
Address: 36 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	6

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is an irregular two-bay wide by two-bay deep, two-and-one-half story single-family residence in the Craftsman style. The property is set on a low rise with stone steps leading to the front from the sidewalk. The driveway is set on the west side of the property. The front elevation faces northwest toward Godfrey Road and the first floor is set several steps above grade. The foundation and first floor are finished with stucco with a stucco-clad water table set above the foundation. The upper floors are finished with wood clapboard with narrow corner board. The siding has a slight flare where it sits over the stucco finishes. The windows are typically multiple-light over one-light wood sashes with exterior storms. The trim is flat stock with a molded outer edge and narrow sill. The main roof is a side gable with jerkinhead treatments at each end. At the front there is a large cross gable also with a jerkinhead. Both roofs, clad with asphalt shingles, have a deep overhang with a deep rake and dentils at the edge with the shingles. The soffits are flush boards. A brick chimney is set about center of the main roof. At the first floor there is an all-encompassing porch that extends one bay east of the main block. The east bay has a three-sided angled front, a deeper east bay, and connects with the straight section along the front of the main block. This projecting bay section has a hip roof. In the west bay the roof transitions to a jerkinhead with stucco and half-timbering in the gable end. Between these two roofs is a shed roof. The entire assembly is supported by slender Doric columns with molded capitals and bases set on the wood deck and supported by parged masonry piers with lattice set between each pier. There is one column at each bend or corner of the bay projection. There is a pair framing the entrance in the west bay with a triple at the outside west corner. Between the columns is a wood railing with top and bottom rail with square wood balusters. The stairs leading to the porch are wood with a similar railing on both

sides. The door is a one-light wood door with exterior storm with two short one-light sidelights. From the door assembly to the end of the building east is a wide shallow bay projection with a one-over-one wood-hung sash in each side of the bay. This assembly is set entirely under the porch. At the second floor there is an eight-over-one wood-hung sash in the east bay and a bay window projection with hip roof and slight overhang in the west bay centered over the jerkinhead roof of the porch. There is an eight-over-one sash at the center and a four-over-one sash in each outer bay. At the gable end is a pair of diamond-pane over one-light sash with a wood mullion. The fenestration on the east side is fairly regular with single and paired sashes in each bay at each level similar to the front. The west side has a slight anomaly in that a portion of the second floor at the front overhangs the first floor and is supported by wood brackets. Other than that, what is visible of this side has fairly regular fenestration.
The Essex County tax records indicated a construction date of 1907, but this is early for this development and the property is not indicated in the city directories until 1912 (the permit cards indicates a construction date of 1911 and the property was built by a local builder/contractor, A.P. Clark. Although the front porch extension appears to be an addition, upon close examination it works seamlessly with the main body indicating it is an original feature. There are no permit cards indicating any additions.
The building form and articulation of the elevation appear at first look to be haphazard, but the roofs create a certain order and all of the details relate and are typically carried from one element to the next. The building retains a high degree of architectural integrity and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

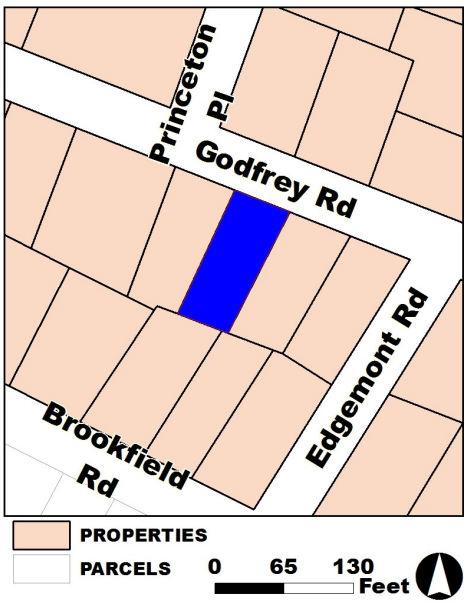
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1040810573

Property Name: 38 GODFREY ROAD **Ownership:** Private
Address: 38 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival style influences. The property sits on a slight rise with brick stair leading from the sidewalk along the front. A driveway is set to the west side and leads to a garage at the rear. The front elevation faces northwest toward Godfrey Road and the first floor is set a few steps above grade. The foundation is red brick. The building is finished with vinyl siding with a corner treatment. The windows are six-over-one wood-hung sashes with exterior storms. The trim is narrow flat stock with molded edge and narrow wood sill. The roof is a side gable with a built-in gutter and cornice return. There is an eyebrow dormer with fanlight at the center of the roof and a brick chimney centered on the gable at the east side. A deep projecting pent roof is set the perimeter of the building between the first and second floors. It has a similar simple cornice with flush board soffits. All roofs are clad with asphalt shingles. Centered at the main block is the front entrance. It is set under a curved roof with the cornice aligned with the pent roof and supported by two Doric columns with molded capitals and bases. The entrance stoop and stairs are brick with limestone treads. The door, which is wood paneled, is set in a half-round arched opening with flat-stock trim with a molded outer edge. In each of the outer bays at the first floor are three grouped typical sashes separated by wide wood mullions. There is a two-story extension on the east side that is set slightly back from the front, has a shallower pent roof at the second floor level and a hip roof. The cornices of the pent roofs align but not that of the hip roof with the main roof. At the first floor there are three, one-over-one hung sashes set center with narrow mullions. In each of the two outer bays at the second floor of the main block are paired typical sashes with wide mullions. In the center of the east extension are paired one-over-one hung sashes with narrow mullion.

The same fenestration at the extension is carried to the east side at both floors. The west has a regular fenestration pattern on the west side, one typical sash in each bay at the first and second floor and a single sash at the attic. There is a two-story extension to the rear that appears original as it is encompassed in the pent roof. The garage is one and a half bays wide with a front gable roof. The building is clad with clapboard and the door, set off-center, is a flush panel metal overhead door.
The Essex County tax records indicate a construction date of 1917 and this property first appears in the city directories in 1916; building permit cards indicate a construction date of 1915. The east, two-story extension, shown on the 1986 maps, appears to be an addition because the detailing of the windows, roofs, and other features do not align with the main block, which is consistent in these types of details.
The building is a fine example of a Colonial Revival style building at its core and the east extension does not diminish the character-defining features, such as the overall massing, detailing at the front porch, and the apparent symmetry of the front façade. The building would be considered a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

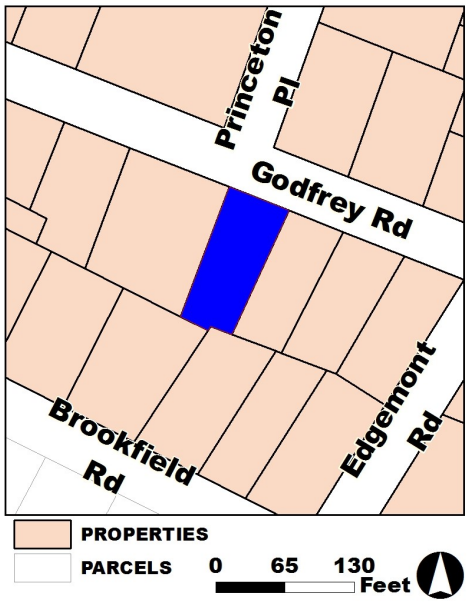
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1747622148

Property Name: 40 GODFREY ROAD **Ownership:** Private
Address: 40 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half story, single-family residence in the Colonial Revival style. The front faces northwest toward Godfrey Road. The lawn is set a few steps above the sidewalk and the first floor a few steps above grade. A drive is set on the east side of the property leading to a garage. The foundation is parged masonry. The building is clad with wood clapboard siding with mitered corners. The windows are six-over-one wood-hung sashes with flat-stock trim with beaded outer and inner edges and narrow wood sill. The roof is a side gambrel with an almost full shed dormer at its front. The main roof returns to create a pent roof at each gambrel end between the first and second floors. Set under the deep board soffits is a narrow entablature with a beaded detail along its lower third. A brick chimney is set abreast of the east wall centered at the ridge. The front entrance is centered on the main block and is composed of a paneled door with 12-light-over-one-panel sidelights and a fanlight at the transom that is detailed in wood (no glass). Over the door is a gabled hood with cornice return and a relieved arched ceiling set below a flush tympanum. The hood is supported by two square posts with inset panels, molded cornice, and plinth, and the cornice is aligned with that of the main roof. There are corresponding pilasters flanking the entrance door. The posts rest on a brick stoop and stair with bluestone treads and low sidewalls. To either side of the door in each of the outer bays at the first floor is a pair of typical sashes. The same pattern is repeated at the second floor with two pair of sashes in the outer bays and a single small window centered over the door. On the east elevation is a one-story extension with a gable roof with matching cornice and entablature. There is a pair of typical sashes on the front and what looks like three windows at the east side of the extension. There is fenestration in each bay at the upper floors, with smaller sash at the attic to either side of the

chimney. The west elevation has a window in each bay at the second floor and a pair of sashes at the attic; the first floor is covered with vegetation. The garage is two bays wide with a hip roof and has a single door of multiple panels with the upper panels being lights. Constructed in 1917, there are no obvious changes to the building.
40 Godfrey Road is a fine example of a Colonial Revival residence. The most interesting aspects or finely tuned details can be found at the front entrance in terms of the detailing of the cornice, tympanum, ceiling, columns with corresponding pilaster, and door surround with molded fanlight transom. This building would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

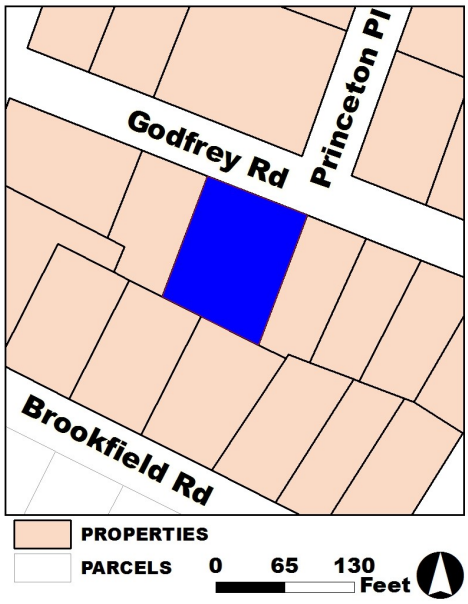
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1344101689

Property Name: 42 GODFREY ROAD **Ownership:** Private
Address: 42 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence with Colonial Revival influences. The front of the building faces northwest toward Godfrey Road and the first floor is set a few steps above grade. The foundation is parged masonry and the building is clad with wood clapboard with mitered corners. The windows are six-over-one wood-hung sashes with flat-stock trim with a beaded outer edge and narrow wood sill. The roof is a side gable with a slight overhang on all sides and boxed soffits. There is a shed roof dormer set center of the main roof. Its sidewalls are clad with shingles and there are two four-light wood casements set center with a mullion. A brick chimney is set abreast of the east side wall. A pent roof is set on each side of the building between the first and second floors and has a deep soffit. All roofs are clad with asphalt shingles. The front entrance is centered at the first floor. The eight-light over panel wood door is set in a wide recess. Over the entrance, a shallow hip roof projects beyond the pent roof and is supported by molded wood brackets set to either side of the recessed opening. The landing for the door is set within the recess, and brick stairs with limestone treads are set between two low walls aligned with the brackets above. To either side of the door in the two outer bays are pairs of typical sashes. At the second floor there is a single typical sash in each outer bay and at the center above the door are two small six-light casements with a wide wood mullion. To the east is a one-story screened-in porch with a hip roof that aligns with the pent roof. The hip roof is supported at each corner by square posts with an intermediate mullion to support the frames of the screens that go from floor to underside of roof. Forward of this porch in the first bay is a typical sash. At both the second floor and attic are single windows set to either side of the chimney. There appears to be a rear extension but it is not readily visible from the street. The west elevation has more varied

fenestration with a box bay projection in the north bay with two pairs of six-light casements set high on the wall and two small sashes spaced apart in the rear bay. At the second floor are four grouped eight-light casement sashes with slender mullions in the north bay and a small window in the south bay. There is a pair of full-size windows at the attic. The driveway is set on the west side of the building and leads to a two-bay garage set somewhat behind the house. It has a low-lope roof, is clad with wood shingles, and has a two-car multi-panel wood overhead door.
The records indicate a construction date of 1918 and this is confirmed in the city directories. There is a small two-story addition at the rear but it is not visible from the street and according to the permit card may have been added as early as 1929. There are no other obvious changes or additions to the building.

This is a fine example of a muted interpretation of the Colonial Revival that appears little changed since original construction and would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

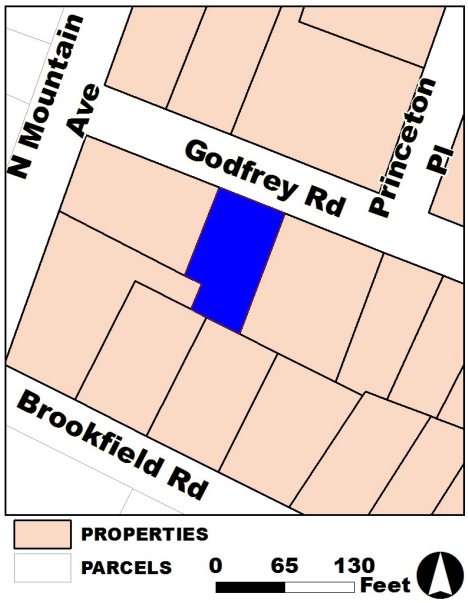
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 2065547166

Property Name: 44 GODFREY ROAD **Ownership:** Private
Address: 44 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1706	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story, single-family residence in the Colonial Revival style. The building occupies the corner of Godfrey Road and No. Mountain Avenue and the grade rises slightly to the west to align with the higher elevation of No. Mountain Avenue. The front of the building faces northwest toward Godfrey Road and there is a drive set on its east side with a slight retaining wall. A garage is set to the rear of the property. The first floor is set several steps above grade. The foundation is parged masonry. The building is clad with wood clapboards with mitered corners. The windows are typically six-over-one wood-hung sashes with some exceptions. The trim is flat-stock wood with a molded outer edge and inner bead and a narrow wood sill. The roof is a side gambrel with a full return at each end supporting a pent roof. A shed dormer spans much of the front elevation and it is also clad with wood clapboards. The main entrance is set center of the main block at the first floor and consists of a fifteen-light wood door. The entrance is delineated with a gabled roof hood with molded cornice and return to frame a curved ceiling with flush tympanum above. This roof is supported by two Doric columns with molded capitals and bases set at each side that rest on a wood deck supported by parged masonry piers. A wood stair is set center between the columns and a railing is set to either side of the stair and landing. The railing is detailed with square newels, has a top and bottom rail, and square wood balusters. To either side of the entrance in each outer bay is a pair of typical windows with wood mullions. The same fenestration pattern is carried to the dormer with paired sashes in the outer bays and a pair of nine-light casements with narrow mullion centered above the door. To the west is a two-story extension set slightly to the rear of the front façade. The roof over it is a side gambrel inset of the main gambrel with a shed dormer matching that of the main dormer. At the first and

second floors are paired sashes with wood mullions. At the west gambrel end at both floor levels there are four grouped typical sashes. At the gambrel end of the main building a brick chimney is centered and to either side are single nine-light casement sashes. The east elevation is simply adorned with a single window in the north bay at the first floor, one in each bay at the second floor, and a hung sash at the attic flanked by two slightly lower half-fanlight windows. There is an addition at the rear. Due to its angle and the vegetation there is no clear viewpoint for a description and it is placed in such a manner to be mostly set behind the main building and not interrupting the three primary facades. The garage is one bay wide with a low front-gable roof set behind a stepped wood parapet. The building is clad with wood clapboard and the door is flush panel with lights at the upper panels. The building is wider to each side of the door by about half of the width of the door.
Constructed in 1918, the most significant change is the rear addition, which was at least partially constructed prior to 1986, but based on the map evidence expanded further west since that time. As noted above, it does not diminish the architectural detailing and massing of the original building.
This is a fine example of a Colonial Revival residence that is well-proportioned and has some detailing that emphasizes the influence such as the entry porch, gambrel roof and half fanlight windows. It would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

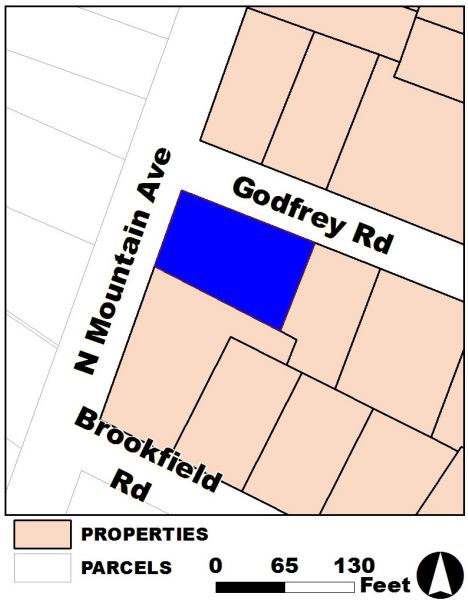
Registration and Status Dates:

National Historic Landmark?: ☐	
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1331445917

Property Name: 45 GODFREY ROAD **Ownership:** Private
Address: 45 GODFREY ROAD **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	17

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-story single-family residence with Colonial Revival style influences. The front of the building faces southeast toward Godfrey Road and the first floor level is set a few steps above grade. A drive is set on the west side of the property and leads to a garage at the rear. The first floor and foundation are finished with red brick. The gable ends, dormer, and other appendages are clad with wood clapboards with mitered corners. The windows are six-over-one wood-hung sashes with narrow flat-stock wood trim and narrow wood sill at the frame openings, and flat stock wood with brick sills at the masonry. The roof is a side gable with deep projection on all sides that returns over the first floor at each end to create a shallow pent roof. There is a slight projection on the west side set back from the front elevation that has a gable inset of the main gable roof. A shed dormer spans almost the entire front of the gable roof. It has a slight overhang detailed with rafter tails. A brick chimney is located off-center to the west at the ridge of the main roof. All of the roofs are clad with asphalt shingles. The front entrance is set in the east bay. It is a paneled door with two 12-light sidelights covered by a shed roof that projects just slightly beyond the overhang of the main gable and is supported by two molded wood brackets. The entry is a brick landing with brick stairs and low brick sidewalls. In the center and west bay are single window openings. In each of the three bays at the dormer are single window openings. The west elevation has a single window at the first floor and next to it in the projection, are a small four-light casement and a door, which is set at grade level. There are two windows at the second floor, one each on the south end of the gables. On the east elevation, the first bay at the first floor is dominated by three grouped pairs of eight-light casement sashes with narrow mullions. There are two additional windows toward the rear spaced apart. At the gable end there are two

windows in each outer bay. There is a one-story addition enclosing the corner on the northeast side. It has siding matching the main building and has a shed roof. There is one window in the south face and two in the east face. The garage is two bays wide with a side-gable roof clad with asphalt shingles. The building is clad with wood clapboard with corner boards. One overhead metal door, make to look like two doors, has multiple upper lights and false cross panels below.
Constructed in 1921, the only obvious change is the northeast addition, which per the map evidence post-dates 1986.
This residence is one of the smaller Colonial Revival-inspired residences has some detailing that also hint to influences of the Craftsman style, such as the treatment of the entrance in terms of the door surround and bracket supports, the exposed rafter tails at the dormer, and the rich red brick. This would be a contributing resource in the historic district.

Setting:

Godfrey Road is a two-way street that generally runs west to east one block south of Parkside Street. Its begins to the west at North Mountain Avenue where the street rises slightly to the higher elevation there and it ends to the east at Oakcroft Avenue. Both Princeton Place and Carteret Street T-intersect with it where Edgemont Road continues over it to the south. The properties on the north side of the street generally have wider frontages than the properties on the south side of the street. Both sides have concrete sidewalks with grassy medians between the sidewalk and Belgian block curbing. Deciduous shade trees are set along the grassy median.

Registration and Status Dates:

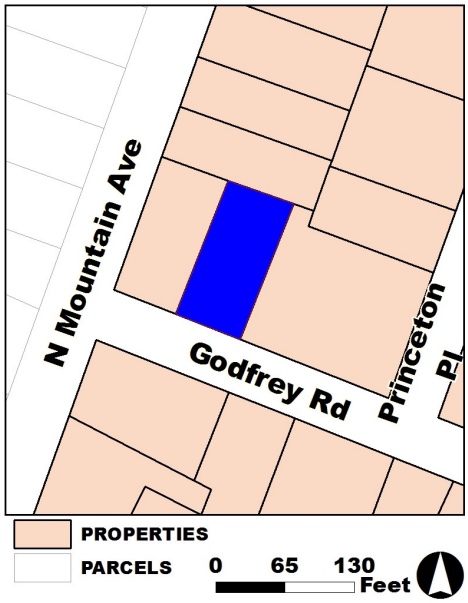
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1928922858

Property Name: 287 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 287 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-story single-family residence with Tudor Revival influences. The property sits somewhat in a bowl at the corner of No. Mountain Avenue and Godfrey Road as it is set slightly lower than the sidewalk and street along No. Mountain Avenue. The front elevation faces southwest toward No. Mountain Avenue and the first floor is set at about grade at the front but the grade drops at the east end of the property. The foundation is parged masonry. The upper body of the building is clad mostly with wood shingles with rough stucco detailing as indicated. The windows are a mix of diamond panes with leaded-glass casements as well as hung sashes. The trim is flat-stock with a molded outer edge and narrow wood sill. The roof is essentially two intersecting hips that are truncated with a cross gable at the north side, and an extension of the hip on both ends of the building at the front. The roof is clad with asphalt shingles. There is a large brick fireplace back with chimney set in the west bay on the south elevation. Set adjacent to this chimney on both sides of the south roofline are shed dormers clad with wood shingles at their sides and a hung sash at their center. To the east on the same side is a wall dormer with a shed roof and a six-over-six hung sash. The front entrance is set in the north bay and it is delineated by a stucco massing with a steeply-pitched gable roof. The door is recessed in a segmental-arched opening; it is a board door with one light and molded trim also with a segmental-arched head. The second floor overhangs the first slightly and there are four wood drops detailing the overhang. The first floor is finished with rough stucco and the upper level is wood singles. Spanning the two bays at the first floor are five grouped casement sashes with narrow wood mullions. In each of the two bays at the second floor are paired casement sashes with narrow mullions. The molded rake follows the extension of the roof framing the roof on this side. The north

elevation has a small side porch with shed roof supported by square posts and lattice set between the posts. This sits on a concrete foundation with a few steps leading to the side door. Above this at the second floor is a six-over-six hung sash. To the west are two sashes, one at each floor, which are short diamond-paned casements. At the attic is a single hung sash and in the far east corner at the second floor is another hung sash. The south elevation is dominated by the brick chimney which is beautifully articulated above the roofline with steps, projections, and recesses. The fenestration is limited to a door with exterior screen set next to the fireplace, which leads to a small slate patio. Centered in the east bay are three grouped eight-light casement sashes with narrow mullions. The east elevation has a fairly regular fenestration pattern. A garage is set on the north side of the property. It is one bay wide, clad with stucco, has a hip roof, and the trim is flat stock wood. The door is a flush panel metal overhead-type and there is a six-over-one sash centered on the south elevation.
Constructed in 1924, there are obvious changes to the building other than that the shingles have been replaced on the entire east side of the building recently; this appeared to be a maintenance condition rather than an effort to change the architecture.
This residence really has no antecedents in the survey area making it a unique resource. The 1981 Historic Sites Survey notes this as executed in the English Cottage style and notes that "this small compact home shows an interesting interpretation of the English cottage." (Price, 1981) It retains a high degree of architectural integrity and would be considered a contributing resource in the historic district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

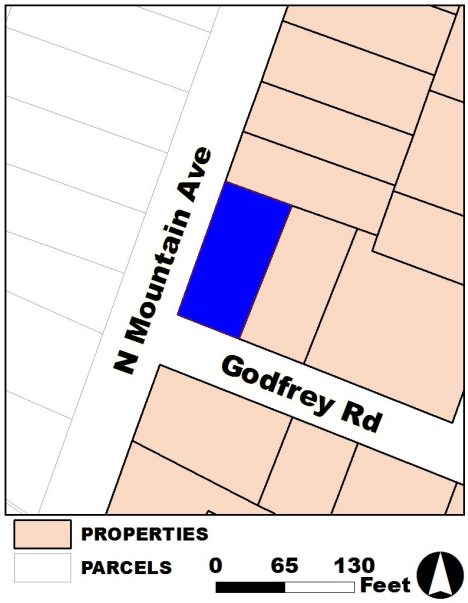
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1907	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1703120095

Property Name: 293 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 293 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-irregular-bay wide by three-bay deep, two-and-one-half story single-family residence. The property is set back from the sidewalk and there is a short driveway at the north side of the property. The property slopes down from west to east so the basement is more exposed at the rear. The front elevation faces southwest toward No. Mountain Avenue and the first floor is set several steps above grade. The foundation is random ashlar laid fieldstone. The building is clad with wood shingles. The windows are typically multi-light over multi-light hung sashes that appear to be replacement material with some exceptions. The trim is flat-stock wood with a drip cap and narrow wood sill. The roof is an anomaly. The roof over the core front section is a side gambrel, and to the east the building extends beyond the main gambrel and has a low-slope roof. At the front, the building extends to the north and over this there is a separate side gambrel, but the two roof slopes of the gambrel roofs align. Centered on the front gambrel is a dormer that is also a gambrel. Each of the gambrel roofs has different cut shingle cladding at their face. The entirety of the roof is detailed with a molded cornice entablature with supporting rounded corbels. The gambrel located to the north is also supported by massive wood brackets set to the front and back of the north extension. In addition, there is a two-story extension to the south near the front that has a shed roof that slopes south and has a plain rake board and slight overhang, which is unadorned. The front is broken into three almost disparate bays. The north and center bays are set under the front side gambrel. At the north end, the front stoop set on a painted stone base, stone stairs and metal railings sits in front of the main entrance, which consists of a half-false wall to the north and a three-light over four-panel wood door in a molded surround. Above this, the wall which from the front looks like a full wall, but really only projects at the second floor. There is a six-over-six

sash off-center to the south at the second floor. Adjacent to this is a two-story bay projection with 12-over-12 hung sashes in the two outer bays and 15-over-15 sashes at the center at the first floor; at the second floor are eight-over-eight in the two outer bays and ten-over-ten in the center bay. This projection sits fully under the cornice, which projects about three feet at the front. The south bay consists of the two-story shed projection with a six-over-six hung sash at each floor level. In the dormer, there is a half-round window with net tracery at the upper sash and six lights at the lower flanked by two small four-over-four hung sashes. The only shingles here are scalloped. The north elevation is simply adorned at its lower two levels with a single window of six-over-six hung sash in the first and center bays at the first floor, a 24-light fixed sash in the box projection at the second floor, and an eight-over-eight hung sash in the center bay. The northern-most gambrel front has a single window: a half-round with net tracery upper sash and six-light lower sash. There are three tiers of shingles, with diamond, scallop, and plain from top to bottom. The large gambrel has the same window only taller and two tiers of shingles, scallop over plain cut. There is one window at each floor level on the side projection at the south elevation and two eight-over-eight hung sashes at the large gambrel.
The building was constructed c. 1897. Based on the current conditions, there appears to have been a porch of some type at the front of the building as the current stoop is inconsistent with the architecture. The sashes have been changed at most of the square-shouldered hung window openings.
The distinctiveness of this resources is seen in the expression of the gambrel roofs, which are unique to the survey area. The lack of a unifying porch is not ideal but the resource still has architectural value for its presence in the streetscape, its endurance, and for the roofline. It would be a contributing resource in the district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

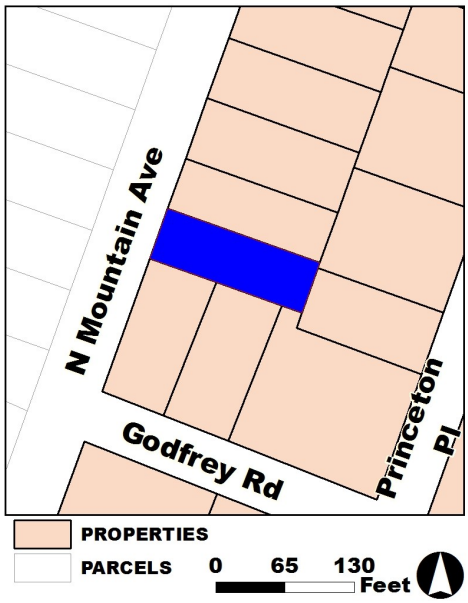
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1907	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 628104500

Property Name: 295 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 295 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay side by three-bay deep, two-and-one-half story single-family Queen Anne residence. The property is set back from the sidewalk and there is a short driveway in the front of the building on the north side. The property slopes down from west to east so the basement is more exposed at the rear. The front elevation faces southwest toward No. Mountain Avenue and the first floor is set several steps above grade. The building is clad with wood clapboards at the first and second floors and scallop shingles at the gable end. A molded band course is set between the first and second floors causing the siding to flare. The windows are a geometrical multi-light-over-one wood-hung sash with narrow flat-stock trim with a drip cap and a narrow wood sill. The roof is a front gable that flares to a deep overhanging molded cornice entablature that runs the front north corner to the end of the second bay on the south side. On the back and north side, the roof has a simple sloped overhang with a molded rake matching the upper cornice piece of the entablature. At the front, south corner there is a slight bay projection where the cornice follows along. At the center bay on the south elevation there is a two-story projection with a cross-gable roof and again, the cornice follows in front of the gable end. Between the bay projection and the building projection on the south side of the roof is a gabled dormer. On the north side there is a similar cross gable off-center on the roof, which is similarly treated as the south. All of the roofs are finished with asphalt. The dormer side walls are clapboard, the front walls as well and the gable end has scalloped shingles. A small geometrical window is set center of the dormer. At the south and north gables, there is a window centered and the gable ends are finished with scalloped shingles. Where the soffit meets the shingles in the south gable end, there are dentils trimming the opening. This detail is also carried at the side of the south building below the cornice and at the front gable.

The front gable has a half-round one-over-one hung sash flanked by two smaller one-over-one hung sashes with similar trim to the lower level windows. A brick chimney is set at the ridge at the rear of the building. At the front elevation, the main entrance is located in the north bay. The enclosure consists of a paneled wood door, four-light-over-one-panel sidelights, and a fanlight over the door. Projecting from the transition between floors is a gable hood with molded cornice and slight return set to either side of a flattened arch ceiling with smooth tympanum above. The roof assembly is supported by slender Doric columns at each side and corresponding pilasters at the wall of the building. The porch deck is wood and lattice surrounds the base. Wood stairs are set between the columns and there is a railing set to either side of the stair and porch, which has turned newels, a top and bottom rail, and square balusters. Spanning the center and south bays at the main block of the first floor is a shallow bay window projection that is set under the band course separating the first and second floors. There is a typical window in each bay with the center window being slightly wider. On the south side, set near flush with the front wall and extending the full first bay on the south elevation is an enclosed porch with hip roof with simple cornice and entablature. Set across the front and sides of the porch are pairs of geometric-light wood casement sashes. There are two pairs on the front separated by a mullion and four pairs on the side. At the second floor there is a single typical sash in each bay. The north elevation is not readily visible. It has a one-story projection toward the rear and regular fenestration in each at the first and second floors. The south elevation, other than the roofline and side porch, is rather sedate in terms of fenestration. There is a single typical sash in the center of the bay projection at the corner at the second floor. Near the gabled box projection is a single window at the second floor, and two windows in the box projection. From the bay to the end of the box projection there is a slight anomaly in the siding; just below the cornice entablature is three rows of scallop shingles that sit over the head of the three previously mentioned windows. Beyond the box projection the building continues a half bay and it is without fenestration. There is a one-story rear extension or deck but it is not readily visible from the street. Constructed in 1892, this building has a lot of quirks and varies in the treatment of the siding, windows, doors, etc.; however, they all appear to be original features with the possibility that the gable-end windows have been modified or changed since they do not match the lower windows.
The building is a fine example of a Queen Anne residence that retains a high level of architectural integrity and would be considered a contributing resource in the historic district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

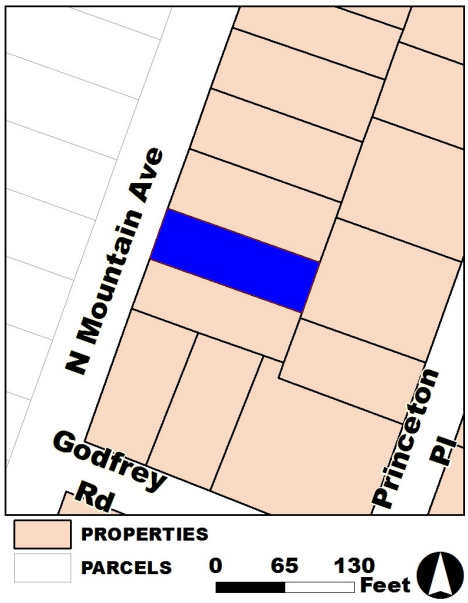
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Sanborn Insurance Map Co.	Fire Insurance Maps of Montclair	1907	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1745757659

Property Name: 297 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 297 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay deep, two-and-one-half story Queen Anne residence. The property is set back from the sidewalk and the drive is set along the north property line. The property slopes down from west to east so the basement is more exposed at the rear. The front elevation faces southwest toward No. Mountain Avenue and the first floor is set several steps above grade. The foundation is parged masonry. The building is clad with wood shingles with corner boards. The windows are typically one-over-one hung sashes with flat-stock wood trim with a drip cap and narrow wood sill. The roof is an irregular shaped truncated hip with the front slope of the hip extending further than the sides, so the sides have a shallow boxed cornice; on each side is a diverter gutter. A brick chimney is set toward the rear on the south side of the upper hip. There is a wide dormer with hip roof at the front that extends to a Juliet balcony and is topped by a peaked roof supported by tiny Doric columns at each side of the balcony, as if the whole assembly was scaled for a large dollhouse. Centered at the dormer are paired hung sashes with mullion. On the north side is a narrow dormer with hip roof and single casement window. On the south side there is a wide dormer with paired hung sashes. The side walls of the dormers are clad with wood shingles, and the fronts are clad with flat boards. All of the roofs are clad with asphalt shingles. The front elevation of the main block is articulated with a projecting two-story block in the north bay and a two-story bay window projection in the south bay. A one-story porch with hip roof encloses these two projections at the first floor. The porch roof is supported by four equally-spaced Doric columns with wood stairs set at the center bay. To either side of the stair is a wood railing with turned newels, top and bottom rails, and turned balusters. The same railing configuration is set between the columns at the porch. The porch columns are supported by masonry piers with lattice set in

between. Centered at the north bay is the main entrance door; it is a one-light with multiple panels set behind a screen door with a one-light over three-panel sidelight on its north side. Centered at the second floor of the box projection is a single hung sash. At the bay window projection there is a typical sash in each bay at both floors. The north elevation has a number of basement sashes, a typical window in each bay, and a box bay with hip roof with molded cornice set mid-floor about a third distance from the front. There is a single window in the face of this. At the rear is a one-story extension that appears to be original based on the map references and detailing. The south elevation is more simply detailed with one window at the first floor front, a bay window projection with hip roof and window in each face rear, and one window in the front and rear bays at the second floor.
Constructed in 1897, it is unclear if there have been any major changes to this building; the windows have possibly been replaced, but the presence of exterior storm windows typically means the original windows are intact.
This building is an interesting expression of the Queen Anne with its quirky dormer/steeple front but the composition gives the building distinction along the roadway while it competes visually with other Queen Anne-style residences on this street. The building would be a contributing resource in this historic district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

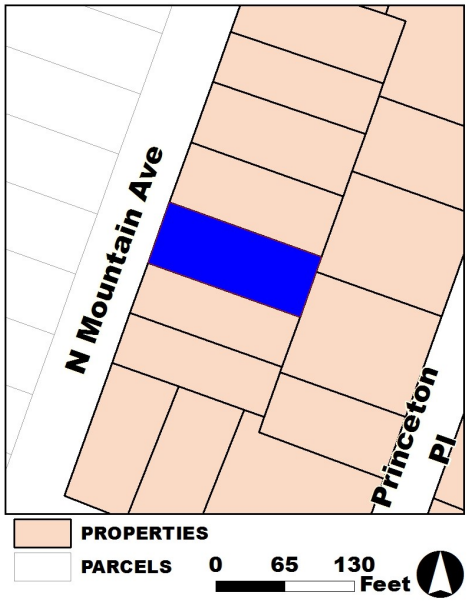
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
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Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
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Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1883203966

Property Name: 299 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 299 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay deep, two-and-one-half story Queen Anne residence. The property is set back from the sidewalk and the drive is set along the north property line leading to a garage at the rear. The property slopes down from west to east so the basement is more exposed at the rear. The front elevation faces southwest toward No. Mountain Avenue and the first floor is set several steps above grade. The foundation is parged masonry. The building is clad with wood shingles with mitered corners. The windows are typically one-over-one hung sashes with flat-stock wood trim with a drip cap and narrow wood sill. The roof is an irregularly-shaped hip in that the eave at the front is set lower than the sides so it projects at an angle at the front and ends at a boxed soffit at the sides. The roof is clad with asphalt shingles. A brick chimney is set toward the rear on the south side of the ridge. There is a wide dormer with hip roof at the front and south sides of the main roof and a narrow dormer with hip roof at the north side. The dormer walls are clad with shingles. At the larger dormers there are two paired hung sashes with shingled muntin between and at the narrow dormer is a single hung sash. A porch is set in the north bay at the first floor; the bay projects slightly from its neighboring two-story bay projection, which occupies the south bay at the front. The roof is a hip clad with asphalt shingles and is supported by four irregularly-spaced, slender Doric columns with molded capitals and bases. A stair is set in the center bay of the columns; it is brick with limestone treads. A railing with square newels, top and bottom rails, and turned balusters is set at each side of the stair with a similar rail at the open sides of porch. The porch has a masonry landing and support wall. The porch covers a door set approximately center at the north bay. It is a one-light, multi-panel wood door set behind a storm door with a one-light over three-panel sidelight on its north side. Centered at the second floor is a

single hung sash. The bay window projection cantilevers at the first floor and has a slight molded band course set between the first and second floor levels. There is a typical sash in each bay at both floors. On each side elevation, the band course set at the bay projection continues with the shingles flaring slightly over it. The north elevation has a number of basement sashes, a typical window in each bay, and a box bay with hip roof with molded cornice set mid-floor about a third distance from the front. There is a single window in the face of this. At the rear is a one-story extension that has a garage underneath, is topped by a shed roof, and has two windows set at the first floor; a deck extends from this toward the rear. The south elevation is more simply detailed with one window at the first floor front, a bay window projection with hip roof and window in each face at the rear, and one window in the front and rear bays at the second floor. There is a rear addition with a gable roof but it is not readily visible from the street. The detached garage is two bays wide with a front-gable roof. The building is clad with novelty siding with flat-stock trim and two wood paneled doors with lights in the upper center panes.
Constructed in 1897, this building is in good condition with the obvious changes noted at the sashes and the two rear additions; the additions were added after 1986 per the Sanborn maps. The building's composition is somewhat irregular and boxy compared with other residences of this vintage and lacks a distinctive style, which is unusual. However, viewing it against its neighbor at 297 No. Mountain Avenue provides an explanation as to why. A porch more than likely spanned the full front of the house and there was likely some type of tower or other feature at the roof giving it the Queen Anne flair it currently lacks.
Despite the changes, the building continues to hint at its origins through its massing and finishes, and it would be a contributing resource in the historic district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

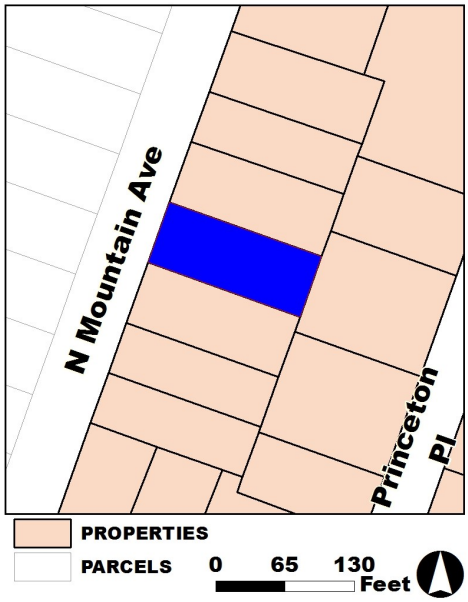
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1907	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -493666085

Property Name: 301 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 301 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	6

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story, single-family residence in the Queen Anne style. The front elevation faces northwest toward North Mountain Avenue and the building is set several steps above grade. The building is set back slightly from the sidewalk and a small drive is set to the north of the property. The foundation is brick. The building is clad with narrow clapboard siding with narrow corner boards. The windows are typically one-over-one replacement sashes with flat-stock wood trim with drip edge and narrow projecting wood sill. The roof is a truncated hip with a brick chimney set at the upper hip toward the rear. A turret engages the building and the roof in the north bay, and has a shallow octagonal roof. Both roofs are clad with asphalt shingles. The main roof extends further at the front than at the sides with a sloped board soffit with molded edge and a flat-stock entablature set along the top of the wall. The turret roof is similarly detailed. Centered on the front hip is a wide dormer with a hip roof. The dormer roof extends only to the molded cornice set proud of the dormer wall. The dormer is clad with siding at its side walls, and at the front is a flat-stock wood surround with two small typical sashes. The same dormers are centered on the north and south sides of the roof as well. A front porch is set within the center bay and partially engages the north turret and a one-story front extension in the south bay. The roof of the porch, which is a hip, and the roof of the extension are set level with each other. The porch is supported by four square posts with eased edges set somewhat equal-distant apart; the south bay aligns with the front door and is slightly narrower than the other two bays. The posts, supported by masonry piers set behind lattice, have a narrow beaded molding at the head and plinth. Scroll-sawn trim is set at the transition of the roof girder and posts. The stairs, set in the south bay, have wood treads and risers with turned newel, top and bottom rail, and square wood

balusters. The railing continues at the open ends of the porch. The octagonal turret dominates the north bay from first floor to roof line. There are alternating typical sashes and fixed louvered shutters in each bay so there are three windows, beginning at the front wall, and two shutters; the head trim and sill are continuous at the perimeter of the turret and corner boards are set at each bend in the turret. Centered in the façade under the porch is a clerestory art glass window and next to it, set apart, is a one-light over one-panel wood door. The one-story extension has a hip roof clad with rolled asphalt. It is similarly treated to the main building but is supported by masonry piers at its corners with lattice between. Centered at the elevation are three grouped typical sashes with the heads set to the underside of the entablature. The turret at the second floor level is similarly articulated to the first. Set immediately adjacent to the south is a slight recess with a single typical window opening. The south bay, which is wider than the first floor extension, has a single window opening at its center. The attic level of the turret again carries the detailing of the lower levels but with smaller window openings. The north elevation is plainly detailed with typical fenestration in each bay and a one-story bay window projection in the east bay that has a hip roof and a typical window in each section. There are no windows in the extension at the first floor on the south elevation, and typical openings in the remaining bays at both levels. Barely visible from the street is a one-story deck extension.
The building appears to be little changed from its original construction with the exception of the one-story extension in the south bay at the front, the rear deck, and the replacement windows. The one-story extension was added after 1986 based on the map evidence.
The Essex County tax records included a construction date of 1900 and the map evidence and architecture support this date. The one-story extension was sympathetically executed as it is of a simple form and the detailing matches the original. The detailing is muted for a Queen Anne style building. Given the level of architectural integrity in both the form and the retained architectural detailing, this building would be considered a contributing resource in the historic district.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

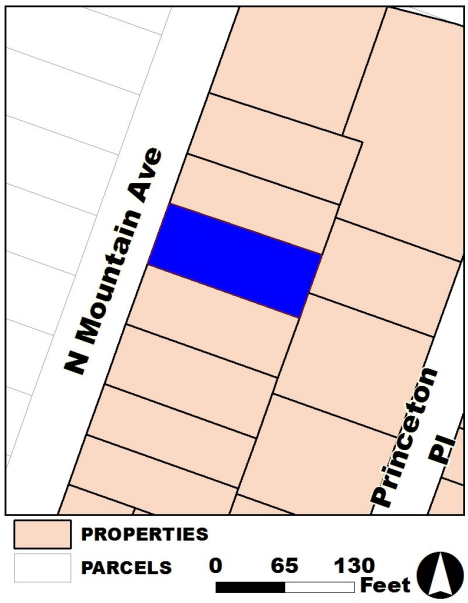
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
E. Robinson	Atlas of Essex County	1890	
A.H. Mueller & Co.	Atlas of Essex County	1906	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory	1981	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1561478535

Property Name: Lambie Concrete House **Ownership:** Private
Address: 303 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-irregular-bay wide by two-bay deep, two-story single-family residence in the Classical Revival style executed in cast-in-place concrete. The front elevation faces northwest toward North Mountain Avenue. The first floor level is set several steps above grade and the building is partially banked so that the grade slopes west to east with more of the basement exposed on the side and rear elevations. The building is painted concrete with a molded water table and a molded band course at the second floor level. The corners of the building are detailed with pilasters with a tall panel detail, created by recesses in the concrete, at each floor level. The windows are typically one-over-one hung sash; they appear to be replacement sash with full screens. The window trim is concrete with a raised corner molding and a slightly projecting concrete sill. The roof is a low slope set behind a stepped parapet with terra cotta copings. Set below the copings are inferred panels created with raised concrete molded beads including corner blocks that near align with the pilasters below. Above the second floor windows is a projecting molded cornice, also of concrete, with a deep entablature detailed with painted circles set equal-distant apart. The wider north bay on the front elevation contains a pair of typical sash with a wide concrete mullion. The center, slightly narrower bay, contains the fully enclosed entrance portico. It is one-story in height with a low-slope roof set behind a parapet. The concrete band course is carried across at the roof level. The copings here are deeper concrete caps at the raised corners and thinner at the lower center sections between the corners, which stand slightly abreast of the lower parapet wall. At the front, the door is centered, one-light over one panel, wood storm door, with 15-light over two-panel sidelights each side and a transom over each the door and sidelights; the door transom has five lights and the sidelight have three lights. Brick steps with limestone treads are set between low

sloping concrete walls with metal railings set on both walls leading to the front door. The south bay, even narrower than the other two, contains a single typical window set very close to the wall of the entrance portico at the first floor. At the second floor, the same pattern remains with a typical single window set approximately center of the entrance portico. There are also two basement openings, one to each side of the entrance. The fenestration pattern on the north elevation is two paired windows at the first floor and single typical window openings at the second floor. On the south elevation, there is a small typical window in the west bay at the first floor, and single typical window openings in the remaining bays at the first and second floor levels.

A stucco-finished addition is located at the northeast corner of the building; it houses the garage at the lower level and a pair of one-over-one sashes with flat-stock trim and a narrow mullion centered above the garage door at the first floor. The roof is set behind a stepped parapet capped with metal copings. The north elevation is similar adorned at the first floor with three grouped hung sash. The addition was added in the early 1980s; the addition is noted on the 1986 Sanborn map.

Constructed in 1912 for F.D. Lambie, it is one of a handful of houses constructed using technology created by Thomas A. Edison. The building was constructed by the American Building Company (Lambie was president of the company) for a cost of $9,250. (The Montclair Times, 3/25/1911) It remains as one of approximately 70 remaining homes built of this technology, most of which are located in either New Jersey or Indiana. Lambie was one of the early adopters of the technology. (The Montclair Times, 3/1/1913) Based on existing conditions and historic images and maps, the main changes to the core building are the stairs were originally concrete and the metal railings are an addition and the window sashes appear to be replacement material. The addition, which is set to the rear of the property, is respectful of the main building in both its placement and that it's much more simply detailed than the historic core.

303 North Mountain Avenue is listed on the New Jersey Register of Historic Places as part of the multiple property listing for Montclair, specifically located in the Mountain District. The level of integrity retained and the significance of the house as a rare example of the implementation of a building technique patented by Thomas A. Edison qualifies this property as a contributing resource in the historic district. The property may also be individually eligible for listing on the New Jersey and National Registers of Historic Places; this would have to be determined through additional research and an investigation of the extant interior material fabric.

Setting:

North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

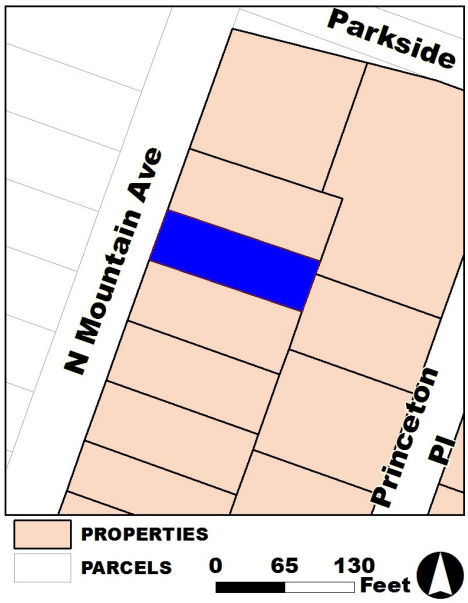
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	The Montclair Times, various		
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1817770144

Property Name: 305 NO. MOUNTAIN AVENUE **Ownership:** Private
Address: 305 NO. MOUNTAIN AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-unequal-bay wide by two-bay deep, two-and-one-half story single-family residence in the Queen Anne style. The front of the building faces northwest toward North Mountain Avenue and the first floor is set several steps above grade. The property slopes down from west to east so the sides and rear of the property have greater exposure of the foundation than the front. A drive is set to the south side of the property. The foundation is stone masonry. The building is clad with narrow clapboard wood siding with narrow corner boards. The windows are one-over-one wood-hung sash with exterior storms trimmed with narrow flat-stock wood with drip cap and narrow projecting sill. The roof is a truncated hip clad with asphalt shingles. The eaves project slightly and incorporate a built-in gutter. The cornice is flat stock with flush eaves set above a narrow flat-stock entablature. A wide dormer with hip roof is set on both the front and south sides of the roof, about center on each side. A narrower dormer is set toward the rear of the north side of the roof. A turret engages the south corner; it has a conical roof with a slight flare at the eave, which is narrow with a flat cornice and plain narrow entablature above the attic-level windows. At the first floor, a wraparound porch dominated and projects beyond the building to the south dominates. It has a hip roof clad with asphalt shingles. The north end is open and the south end is enclosed by a low wall and a series of multi-pane wood sashes and transoms. The open end is supported by three unequal-spaced slender Doric columns set on a masonry piers set behind wood lattice. The porch stairs are centered of the building; they are wood with a wood railing composed of turned newels and a top and bottom rail with turned balusters. The same railing is carried to the open sides of the porch. The entrance door is set center of the wider north bay. It is a one-light over two-panel wood door with one-light over one-panel wood sidelights. Centered in the narrower center bay is

a typical sash. The south bay is occupied by the five-sided turret of which only the corner bay is visible at the first floor and it contains a single typical window opening. The enclosed section of the porch is articulated with wood shingles set below a continuous projecting sill. The window openings have a pattern of single eight-light casements with two-light transoms set between wood mullions at each end with three pair of the same windows with narrow mullions separating each pair. This same fenestration pattern is carried to the south side of the porch with a second set of the three grouped sashes separated by a wider wood mullion. The north bay at the second floor projects slightly from the center bay and it has a single typical window opening. In the center bay at the recess is a typical window opening. In the first and third openings of the turret are typical window openings and in the other two are fixed slatted wood shutters. The dormer has two smaller typical sash separated by a paneled wood mullion. The attic level of the turret has the same pattern of window opening and fixed shutter; the openings are shorter than the lower floor levels. The north elevation is simply detailed with a regular fenestration and a one-half-story bay projection set about center of the elevation. The south elevation has minimal fenestration, one window in the east bay at the second floor and a pair of windows at the dormer.

Constructed in 1900, 305 North Mountain Avenue appears to have been minimally changed; the rear porch may be an addition but it is not readily visible from the street. The Historic Sites Inventory prepared in 1981 notes the first floor sash have two-over-two configuration; these are either no longer or the inventory is incorrect. The presence of exterior storm windows is usually an indication the original wood windows are present. It is interesting to note that the building permits pulled in September 1923 indicate the enlarging of a window but the location is unknown. (The Montclair Times, 9/15/1923.)

The building is a fine example of a simplified version a Queen Anne with the turret, asymmetrical façade, and an all-encompassing porch being the main features that speak to the Queen Anne styling. The building retains a high degree of architectural integrity and would be a contributing resource in the historic district.

Setting:

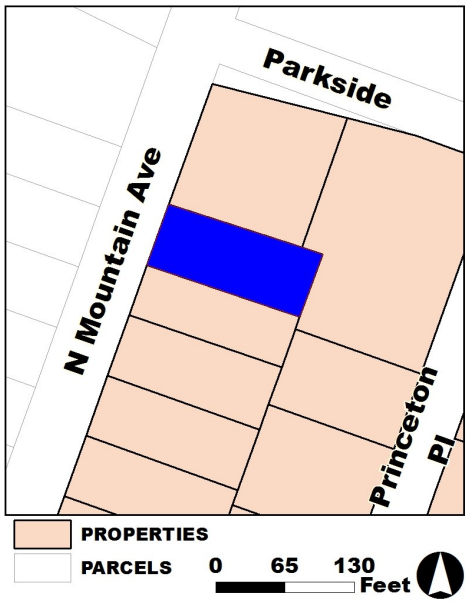
North Mountain Avenue is a busy two-lane street that runs generally north/south at the base of Second Mountain. The properties on the west side of the street, not in the survey area, are set at a higher elevation than those on the east side, which are in the survey area. The grade continues to slope down from west to east so that many of the houses in the survey area along North Mountain Avenue are banked with more of their basement levels/foundations exposed at the rear. There are sidewalks on both sides of the street and it is a mix of concrete and bluestone reflecting this road was developed prior to the Oakcroft development in 1907. Similar to the side streets, a median is set between the sidewalks and the road with trees set between. The curbing is typically Belgian block. The utility poles with the street lighting is set on the west side of the street.

Registration and Status Dates:	**National Historic Landmark?:** ☐	
	National Register:	**SHPO Opinion:**
	New Jersey Register:	**Local Designation:**
	Determination of Eligibility:	**Other Designation:**
	Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?** ☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -786448790

Property Name: 4 OAKCROFT AVENUE **Ownership:** Private
Address: 4 OAKCROFT AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	16

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by three-bay deep, two-and-one-half-story single-family residence. The front of the building faces northeast toward Oakcroft Avenue and the first floor is set a few steps above grade. The property is located on a street that is angled so its front is skewed with a large stretch of lawn set to the south and a drive set to the north leading to a garage. The foundation is parged masonry. The first floor level is mostly finished with stucco and the upper level with vinyl siding with corner treatments. The windows are one-over-one hung sash with narrow flat stock trim and narrow sill, clad with vinyl. The roof is a side gable clad with asphalt shingles that overhangs on all sides with board soffits. A shed dormer occupies much of the front and the main roof continues over a one-story former porch that is now fully enclosed. The door is set center of the former porch. It is a paneled wood door with center light in a surround with fluted pilasters at the jamb and the head being a narrow, molded trim at that serves as a transition between wall and soffit along the front of the former porch. A wood stair with railings both sides leads to the door. The railings are composed of a turned newel, a top rail and turned balusters. The one-story porch is supported by stucco-clad piers supporting four posts, one each set to either side of the door jambs and one each at the outside corners. The porch has a low wall finished with stucco and the infill above finished with vinyl siding. There is a typical window set center of each bay on either side of the door. There is a small window on the north side of the former porch, the low wall continues on both sides along with the siding infill. Two typical windows are set equal distance at the former. The chimney is centered on the ridge above the dormer. The windows at the side elevations are six-over-one wood-hung sash at the first and second floors. There are two basement awning sashes on each elevation. On the south side, there is a regular fenestration pattern of one typical

sash in each bay at the first and second floor levels and a one-over-one sash at the attic. A full shed dormer is also set at the rear roof. On the north side, a door at grade level with an aluminum hood is set about center of the elevation. There is a small clerestory awning sash in the east bay and a typical sash in the west bay at the first floor, a single window in the west bay at the second floor, and a small one-over-one sash at the attic. The garage is one-bay wide clad with stucco at the lower level and vinyl siding at the gable end with a flush panel metal door centered in the bay. The roof is a front gable clad with asphalt. There are two small window openings partially visible on the north side of the garage.
This property was constructed in 1921. Based on recent photographs of the building, the windows and enclosure of the porch replaced mid-20th century aluminum windows. The upper levels of the main building and dormer were clad with wood shingles with mitered edges. A band course was set above the stucco to transition with the wood shingles at the main building. Some of the windows have been changed from the six-over-one wood-hung sash to vinyl or similar material at the front.
Despite the changes to the building as noted above, the relationship of siding to stucco is maintained, the porch is still readable through the retention of its low wall and the exposure of the wood posts, the fenestration pattern has been retained. These factors support this building would be a contributing resource in the historic district.

Setting:

Oakcroft Avenue is a two-way street that runs at an angle from Parkside Street set to the northwest and Brookfield Road set to the southwest. On the east side is the raised railroad right-of-way that is lined with a dense foliage of mature trees and other vegetation. The west side lacks a sidewalk so that properties are set close to the street, which has Belgian block curbing. Oakside Street ends at the north end at the intersection with Parkside Street and Carteret Street.

Registration and Status Dates:

National Historic Landmark?: ☐

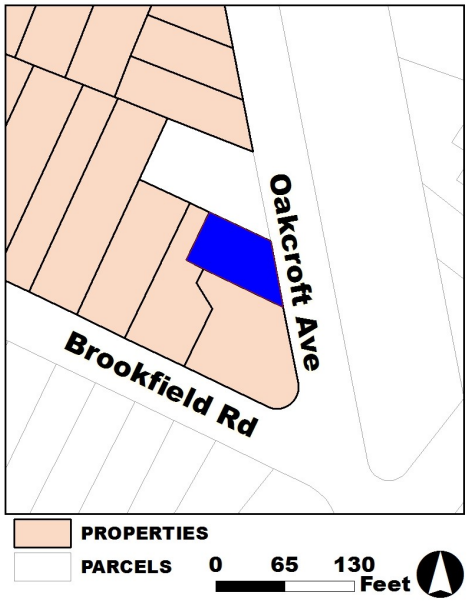
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1222122350

Property Name: 10 OAKCROFT AVENUE **Ownership:** Private
Address: 10 OAKCROFT AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	14

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, one and one-half-story single-family residence with Craftsman style influences. The front of the building faces northeast toward Oakcroft Avenue and the first floor is set a few steps above grade. There is a narrow drive on the south side of the property. The street is set an angle providing a shallow skewed front yard. The foundation is parged masonry. The building is clad with wood shingles that have an alternating narrow and deeper exposure. The siding at the main building is mitered at the corners where there is a corner board at the front extension. A skirt board is set along the base of the front extension only. The windows are typical six-over-one wood-hung sash with flat stock wood trim with drip cap and a narrow projecting wood sill. The main roof is a front gable clad with asphalt shingles. The roof overhangs on all side with a boxed cornice return at the gable end with a flush rake and board soffit. A shed dormer is set on the north side and extends only the first bay. There are two typical sash spaced equal distance apart at the dormer and the dormer is clad with the same shingles as the main building. The front extension, an enclosed porch, is set lower and to the south of the main building so its gable roof aligns with the downslope of the main gable on its south side. It is treated the same as the main roof. Centered on the extension is an eight-light over one-panel wood door with flat stock trim with an edge molding. Parged masonry stairs are centered on the door. To either side are single two-light fixed storm windows with similar trim as the main door. The extension is supported by four parged masonry piers at each end with lattice set between. On either side of the extension are paired storms similar to the front. At the main building there is a single window visible to the north of the extension. At the gable is a single small six-over-one wood-hung sash. On the south elevation is a brick chimney that extends above the roof line. To the east of the chimney is a

single typical sash and beyond the fireplace to the west is a box projection with paired typical sash with the main roof extending over the projection. On the north side, there are two basement window openings, three typical sashes at the first floor and a smaller one-over-one set toward the rear. The garage is two-bay wide with a front gable roof with slight overhang and simple rake. The building is clad with stucco with flat stock wood trim and two paneled wood doors.
The building was constructed in 1922. Based on the existing architectural features, it appears the front porch has been enclosed but in a manner that picks up the original detailing of the main block yet continues to read as a porch.
The building is a fine example of a modest, single-family residence executed using Craftsman style detailing such as the alternating wood shingles, deep overhang with plain rake, and off-center front porch. The building would be a contributing resource in the historic district.

Setting:

Oakcroft Avenue is a two-way street that runs at an angle from Parkside Street set to the northwest and Brookfield Road set to the southwest. On the east side is the raised railroad right-of-way that is lined with a dense foliage of mature trees and other vegetation. The west side lacks a sidewalk so that properties are set close to the street, which has Belgian block curbing. Oakside Street ends at the north end at the intersection with Parkside Street and Carteret Street.

Registration and Status Dates:

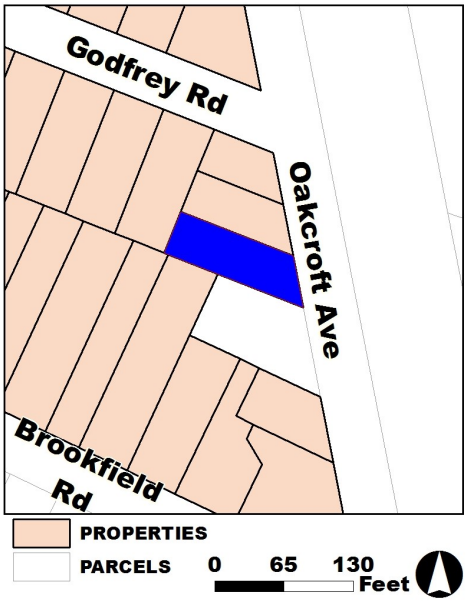
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1232638529

Property Name: 14 OAKCROFT AVENUE **Ownership:** Private
Address: 14 OAKCROFT AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1705	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-story single-family residence in the Craftsman style. The front of the building faces northeast toward Oakcroft Road and the first floor is set a few steps above grade. The street is set at an angle with a shallow lawn and a driveway set on the south side of the property. The foundation is parged masonry. The siding at the first floor including the front extension is wood clapboards with mitered corners and at the second floor is wood shingles, also with mitered corners. A barge board is set at the transition between the siding and shingles so the shingles flare slightly at their lower edge. The windows are six-over-one hung sash, material unknown, with flat-stock wood trim with drip cap and narrow projecting wood sill. The main roof is a side gable with jerkin head detailing at the gable ends. The main roof extends to a shed over the first floor extension at the front. A large dormer also with gable and jerkin head detailing is set center of the main roof spanning the transition between the main roof and front extension. The roofs, clad with asphalt shingles, overhang on all side and have narrow purlin extensions set at each transition and at mid-span of the board soffit. The rake is flat-stock wood. The front entrance is set in the south bay of front extension. It is composed of a center eight-light over one-panel wood door with one-light over one-panel sidelights and a flush board transom over all three components. Center in front of the door are brick stairs with limestone treads. Centered in the north bay are a pair of typical sashes with a wood mullion. Centered in the dormer are three grouped typical sashes with a small one-light sash set above it at the gable end. On the south side of the extension is a single typical opening. There is a door set at grade about center of the south elevation with a single window beyond. Center on the gable end are two typical window openings set apart. The north elevation has a single window in the extension, a pair in the first bay, a shallow boxed bay

with hip roof set above the barge board in the west bay at the first floor, and a pair of typical sash at the gable end.
This building was constructed in 1928 according to the permit cards. The building was being painted at the time of the survey. The front entrance is an enclosure to what is probably a small porch enclosed within the one-story extension; however, the enclosure appears older and may be something that can be moved seasonally.
This is a fine exampled of a moderate-sized single-family residence using Craftsman style detailing such as the jerkinhead detailing, exposed purlins, and the changing of the siding materials between the first and upper levels. This building would be considered a contributing resource in the historic district.

Setting:

Oakcroft Avenue is a two-way street that runs at an angle from Parkside Street set to the northwest and Brookfield Road set to the southwest. On the east side is the raised railroad right-of-way that is lined with a dense foliage of mature trees and other vegetation. The west side lacks a sidewalk so that properties are set close to the street, which has Belgian block curbing. Oakside Street ends at the north end at the intersection with Parkside Street and Carteret Street.

Registration and Status Dates:

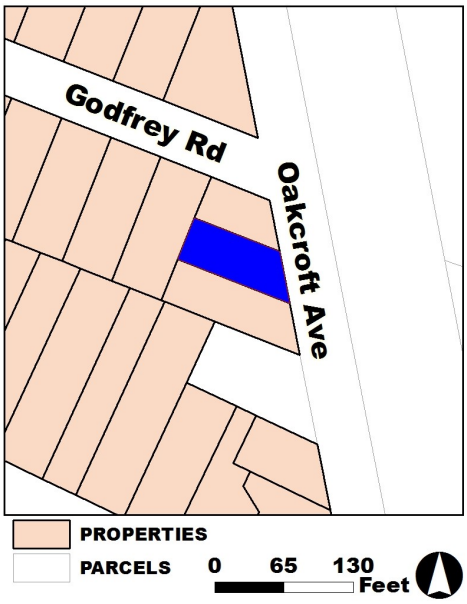
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1916331495

Property Name: 22 OAKCROFT AVENUE **Ownership:** Private
Address: 22 OAKCROFT AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, one-and-one-half-story single-family Cape Cod residence. The front of the building faces northeast toward Oakcroft Road and the first floor is set a few steps above grade. The street is set at an angle and there is a small area of lawn to the front with a short driveway on the north side of the property. The foundation is parged masonry. The building is clad with clapboard siding with mitered edges. The windows are typically six-over-one sash, of replacement composite material. The trim is flat-stock wood with a drip cap and a narrow projecting wood sill. The main roof is a side gable with slight overhang on all sides and clad with asphalt shingles. Center on the roof is a gabled dormer similarly treated to the main building with a pair of sashes with mullion centered on it. There is a one-story extension set in the south bay with a front gable roof. Set to the west and south of this is a one-story extension also with a side gable with its front downward slope aligned with the main roof. Both of these extensions are original to the building. Beyond this smaller extension to the south is a one-story addition with a side gable set just below the gable of the extension so the whole addition is stepped in slightly at the roof and both sides to frame the larger extension. The front extension serves as the main entrance. It is clad with painted brick with a slight corbel detail set below the molded rake. The door is centered on the extension, has a half-round head delineated with slightly proud soldier-laid brick. The brick at the corners is also set slightly proud. To the north in the center bay are a pair of sashes with mullion and at the north bay is a single opening. There is a single three-light awning sash in the basement. The south side addition is covered with vegetation but there appears to be large, single-light sash (operation unknown) at the front and sides. The north side is almost devoid of fenestration; there is a three-light clerestory in the north bay with a small casement next to it and a

casement sash at the gable end.
Constructed in 1930, the south extension is a clear addition and it is set back from the main building and is small so it is not visually intrusive. The lack of fenestration and the typo of fenestration on the north side indicates that this elevation may have been changed at some point but the date of the change is unknown.
Although the building was constructed within the period of significance (1906 – 1946), it is not distinctive architecturally and would not be considered a contributing resource in the historic district.

Setting:

Oakcroft Avenue is a two-way street that runs at an angle from Parkside Street set to the northwest and Brookfield Road set to the southwest. On the east side is the raised railroad right-of-way that is lined with a dense foliage of mature trees and other vegetation. The west side lacks a sidewalk so that properties are set close to the street, which has Belgian block curbing. Oakside Street ends at the north end at the intersection with Parkside Street and Carteret Street.

Registration and Status Dates:

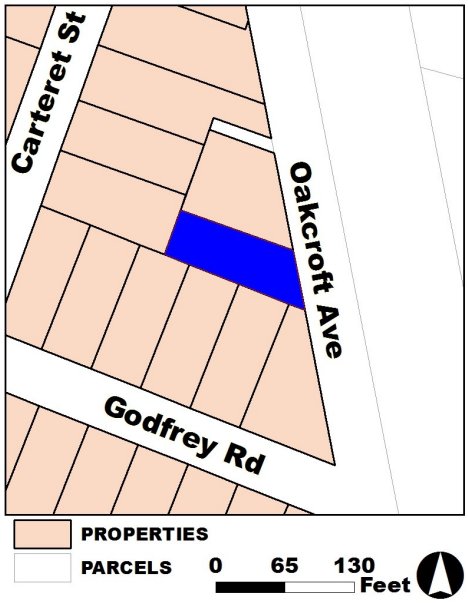
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1766716316

Property Name: 24 OAKCROFT AVENUE **Ownership:** Private
Address: 24 OAKCROFT AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1710	14
ESSEX	Montclair township			1710	15

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-story, single-family residence with a large two-story addition located northwest of the main block. The main block has Craftsman style influences that are carried to the addition. The building is set back from the sidewalk creating a front lawn and the driveway is set on the north side of the wide property with a garage set toward the rear property line. The foundation is parged masonry. The main block and addition are clad with wood shingles with mitered corners. The windows, which are replacements, are one-over-one hung sash with false muntins. The trim is flat-stock wood with narrow wood sills. The main roof is steeply pitched gable with two full shed dormers set on either side of the gable. Centered in the main gable on the front elevation is a brownstone fireplace back and chimney laid in a random ashlar pattern. The two-story extension also has a front gable with a much shallower pitch. All of the roofs are clad with asphalt, have a deep extension with beaded board soffits. There is a shingled detail along the edge of the roof that is painted a contrasting color instead of a rake board or laid on top of the rake board. The dormers at the main roof each have typical sash, one on the north side and two on the south side. The downward slope of the extension dies into the downward slope of the main building creating a cricket condition at these roofs. The main entrance is set under a gabled roof porch extension in the north bay of the main block. The roof, detailed the same as the main roof, is supported by two square posts set on a wood deck, which is supported by parged masonry piers with lattice set in between. The wood stairs span almost the full width of the deck and have a simple wood railing ended at paneled newel posts at each side. The railing, consisting of a top and center rail, continue at the two open sides of the

deck. The door, set behind a storm, is to the north and a typical window opening is to the south; all set under the roof of the porch extension. To the south of the chimney is a pair of sashes with a wood mullion. At the second floor, single typical window openings are set to either side of the chimney. The two-story extension has a pair of sashes set center at both the first and second floors. The north side has a single window of a pair of casement sash in the first bay at the main section. The north side of the extension has irregular placed openings, a pair of sashes and door at the first floor and single windows set apart at the second floor. A wood deck with railing provide access to the door and it is covered by a shed hood. The fenestration at the first and second floors do not align.
This property was constructed in 1927. The north addition, constructed after 1986 and probably within the last fifteen years, is set to the rear and side of the main building so the features of the main building continue to read in the streetscape. The detail at the roof is odd and appears to be an added feature. The railings at the porch are recent additions as they were previously a tradition railing with square balusters; this was changed in the last three years.
The building, despite the changes, remains a good example of a modest single-family residence with Craftsman style detailing and would be considered a contributing resource in the historic district.

Setting:

Oakcroft Avenue is a two-way street that runs at an angle from Parkside Street set to the northwest and Brookfield Road set to the southwest. On the east side is the raised railroad right-of-way that is lined with a dense foliage of mature trees and other vegetation. The west side lacks a sidewalk so that properties are set close to the street, which has Belgian block curbing. Oakside Street ends at the north end at the intersection with Parkside Street and Carteret Street.

Registration and Status Dates:

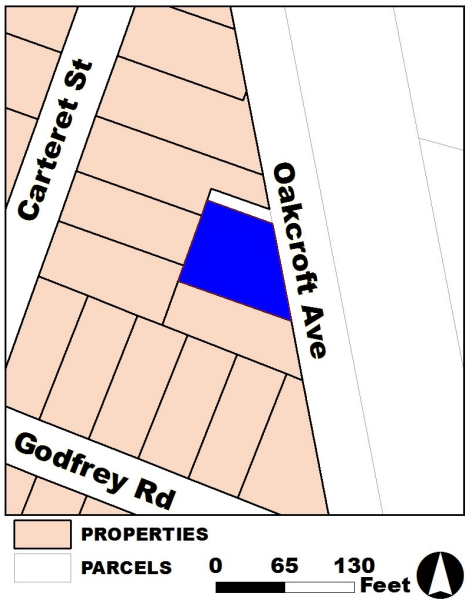
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 83807536

Property Name: 16 PARKSIDE STREET **Ownership:** Private
Address: 16 PARKSIDE STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The front of the building faces northeast toward Parkside Street and the first floor is set only a few steps above grade. The building is set back from the property creating a lawn in the front with the grade rising just before reaching the front porch at the building. A drive runs up the east side of the property to a garage set at the south property line. The building is finished with clapboard siding that is mitered at its corners. The windows are six-over-one wood-hung sash with flat-stock trim and narrow projecting wood sills. The roof is a side gable clad with asphalt shingles that overhangs on all sides. At the sloping sides, the eaves are boxed with a plain entablature and the gable end has plain soffits with a narrow, molded cornice rake. A brick chimney is located at the south end of the roof. A one-story front porch extends the entire front façade. It has a shed roof, clad with asphalt shingles, that is supported by four well-proportioned Doric columns with molded cornice and base. The columns sit on a brick patio that is set about level with grade and about one step down at each side. Three brick steps with limestone treads extend at the center from the patio and connect to the front walk. The door is centered on the front elevation. It is a 15-light wood door with two, 10-light sidelights. In the east bay there are two typical windows spaced equal distant apart and the same is found in the west bay. At the second floor, the windows align with the first floor in the east and west bays. At the center there are two, smaller typical sash paired with a wide wood mullion. The north elevation has a regular fenestration pattern with a one-story box bay projection with hip roof in the north bay. The south elevation has a regular window pattern. An addition, barely visible from the street, extends to the south. The garage is one-story with two garage bays and a side gable roof with shallow overhang and a small cupola with

weathervane. The garage doors are roll-up board doors with strap hinges set in a segmental arched opening. The building is clad with wood siding matching the main building.
Constructed in 1927, this Colonial Revival home has been well maintained with only a rear addition constructed after 1986 according to the Sanborn map. The addition is barely visible from the street.
16 Parkside Street is a simply detailed and laid out residence that reflects the influence of the Colonial Revival with an emphasis on early Colonial architecture adapted to a modern form. The building has a high level of architectural integrity and would be a contributing resource in a historic district.

Setting:

Parkside Street is a short street that runs generally in a west to east direction from North Mountain Avenue to Oakcroft Avenue. It is at a slightly higher elevation at North Mountain Avenue but relatively flat as soon as it overcomes the change in grade twenty feet or so from the intersection. The north side of the street is Anderson Park, a park developed in 1904 by the Essex County Park Commission in cooperation with Montclair Township. There is no curbing on the north side but paths that generally align with each north/south street feed into the park from the curb. A concrete sidewalk is set along the south side with a grassy median with deciduous trees set between the sidewalks and Belgian block curbing at the street. The utility poles with street lighting are located on the north side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

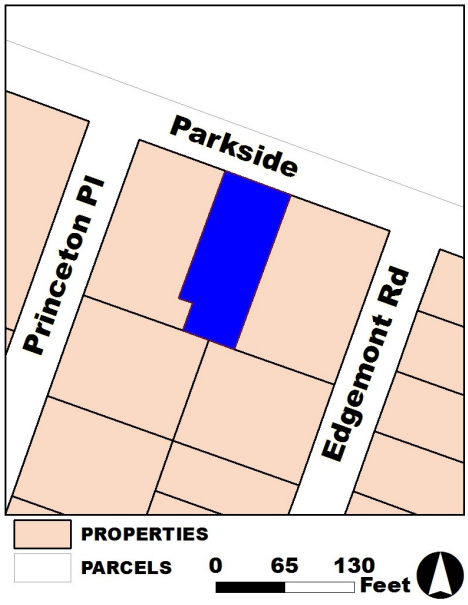
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -986640434

Property Name: 22 PARKSIDE STREET **Ownership:** Private
Address: 22 PARKSIDE STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	11

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-unequal bay wide by two-bay deep, two-and-one-half story single-family residence in the Tudor Revival style. The building faces northeast toward Parkside Street and the entrance is set only a few steps up from grade level but the first floor of the main building is a few steps up from there. The property is deep along the west side of Princeton Place and narrower along Parkside Street yet has a stretch of lawn at its front. The driveway is located off Princeton Place and leads to a garage located along the west property line. The foundation is red brick and the building is finished with stucco from the masonry water table to the underside of the roof and includes half-timbering detailing, particularly at its numerous gables. The window types and sizes vary but the openings are typically trimmed with narrow flat-stock wood with narrow projecting sills. The main roof, clad with asphalt shingles, is a side gable with jerkin heads; however, there are so many roofs that either abut it or die into on all four sides, it may be a hip roof under all the (original) accretions. The plan format helps to inform the elevations. The main block is rectangular with two rectangular blocks at each side creating an H-shape. The east block has a front gable roof with its ridge set lower than the main roof but also runs the full depth, so the roofs looks spliced together where they join. The west block, which is wider than the east block, also has a front gable roof that joins the main roof and returns on the rear rather than creating a two full gables front and back. Visible from Princeton Place, there is a third block about center of the main block that creates a cross gable with the main roof. Finally, at the front there is a truncated octagonal entry enclosure that is set off-center to the east on the main block. It is two stories (the first floor and second floor are set lower than the main level), has a conical roof that is partially engaged with the main roof. There are other accretions, but these are the five main building blocks. All the roofs have sweeping

overhangs and are detailed at the soffits with molded rafter tails and the gable ends have deep rakes with recessed eaves. There is a single small dormer set to the west of the conical roof at the main roof on the front elevation. It has a gable roof similarly adorned as the main roof. The walls are clad with stucco with half-timbering at the gable. The windows are a pair of one-over-one wood-hung sash with storm windows and separated by a narrow mullion with wide flat-stock wood surround. The east gable projects slightly at the second floor and the projection is supported by two molded wood corbels. Centered under the projection at the first floor is a slim box bay with four, six-over-16 wood-hung sashes separated by wide wood mullions. At the second floor, there are three, eight-over-eight wood-hung sash. The gable projects slightly over the second floor and is supported by shallow wood corbels that align with the vertical half-timbering above. The projecting rake is supported by molded brackets at each end and has a vertical drop at the ridge within a keyhole. Set between the octagonal entry and the east gable are slender, ten-light casement sash at the first and second floor levels. The truncated octagonal entry carries the brick foundation and water table. There are openings in the three, street-facing sides and stucco with heavy-timbering in the two sides at the first floor. The main entry is set at the center. The 12-light over two-panel wood door is inset in a plain wood frame behind a segmental arched head with small corner brackets. The two adjacent openings have the same segmental arched detailing with 20-light fixed wood sash in each. A band of stucco panels with half-timbering set the first and second floor windows apart. The second floor windows, which are in each side of the octagon, are pairs of 21-light, lead came in-swing wood casement sashes. The openings are set in a heavy wood surround. In the gap between the truncated octagon and the west gabled block are three grouped six-over-nine hung sash with mullions between and at the second floor are a pair of nine-over-nine wood-hung sash. Both of these window groupings are centered on the small dormer above. The west gabled block has at its center on the first floor four, grouped six-over-nine hung sash and at the second floor the same with a window box below supported by brackets. The gable end is finished with half-timbering with a shallow pent roof return separating the gable from the second floor. To the west of the gable block is a one-story porch with a shed roof. The porch is supported on its front by a rectangular wood post and the wall area below is detailed with half-timbering. The porch is partially enclosed by wood lattice with a small arched opening at the center. This same detailing is carried to the west side. At the roof on this side, there are two paired gabled dormers with a cricket between each the two dormers. Each are finished with stucco and half timbering and each has a small four-over-four wood-hung sash. At the second floor in the north bay is a shallow bay projection with 12-light lead came casements, and a pair of hung openings in the south bay. The brick chimney engaged with the end wall is centered on the east elevation of the east gable block. The chimney is stucco below the roof line and red brick above. To either side of the chimney are pairs of typical windows matching those on the north side. The rear elevation is similarly detailed to the front with regard to fenestration with a deck and pergola occupying the southwest corner. The garage, partially obscured by foliage on its north side is a mini version of the main house with steeply pitched cross gable roofs, stucco with half-timbering at the body and gable ends, and paneled door and multi-light windows. Constructed in 1914, 22 Parkside Street was designed by architect, Alfred F. Norris, a local architect and the residence continues to reflect its original design particularly at its front and primary street sides. The rear of the house, which is visible from Princeton Place also retain much of its original architecture with an early-21st century deck and pergola being the main addition, which is not out of sync with the original architecture.
The building is a fine example of a Tudor Revival and executes the predominant detailing of the style well but also in a subdued manner. The truncated octagonal entry is a gem and a focal point. This building would be considered a contributing resource in the historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

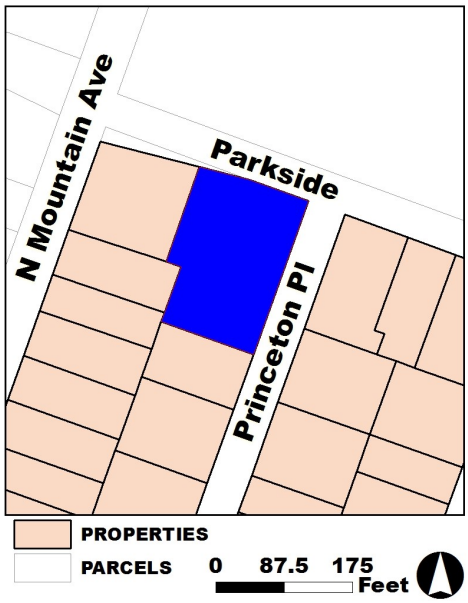
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 50557985

Property Name: 28 PARKSIDE STREET **Ownership:** Private
Address: 28 PARKSIDE STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	9

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

28 Parkside Street is a five-bay wide by one-bay deep, two-story single-family residence executed in the variant of a mid-20th century Contemporary style. The house occupies the corner of Parkside Street and North Mountain Avenue, its front faces northeast toward Parkside Street. The building works with the sloping grade along Parkside Street so that the east end is set lower than the west end toward the higher elevation at North Mountain Avenue. Each bay along the north (front) elevation is a separate building component. The main block is the center bay and it is two stories in height with a tall hip roof. It is set forward and taller than the adjacent bays. The bay immediate to the east is also two stories but is set at the lower grade level and contains the garage at the lower level. The bay immediate to the west is a tall one-story containing living space. Each of these immediate adjacent bays have low-slope roofs set behind parapets. To the east of the garage is a one-story addition with a truncated hip roof. The west of the living quarters along North Mountain Avenue is a one-story wing (original construction) with a hip roof. The building is finished with stucco from grade to the roofline. A stucco band course, set at the height of the sills of the second floor of the main block, is carried over to the two adjacent wings and thereby setting off the parapet. The parapets have stucco-clad copings with aluminum cap flashing. The windows vary but are typically set in a stucco opening with a brick mold and a sloping wood sill set on the stucco-finished opening. All of the sloped roof are clad with slate with hung gutters. A stucco-clad chimney is set on the west edge of the main block's roof.
A low stucco-clad wall encloses a patio in front of the main section and the west bay. Several steps from the sidewalk lead to this patio; the patio is set a half step below the first floor of the house. At the first floor of the main block, which is two bays wide itself. In the east

bay there is a pair of two-over-two wood-hung sash with a narrow mullion; the muntins divisions are horizontal, which is typical for the hung sash. In the west bay, the front door is recessed in a two-tiered stucco opening. The door is flush wood with two horizontal lights. Centered at the second floor is a two-light wood casement sash. The roof does not overhang and is treated on all four sides with a hung gutter set above a series of wide dentils along a flush cornice. The narrow exposed east side of the block has a single window at each floor matching the windows on the front elevation. The east bay, or garage, has a grade-level entrance of two garage doors. Each door is eight panels with the upper two panels of glass. Center above the door is pair of two-over-two hung sash and right near the center block is a small one-over-one hung sash. On the west elevation are two typical sash at the second floor to either side of the east end addition. The east end addition is two bays wide with a pair of typical hung sash in the east bay and a flush wood door in the west bay. The roof overhangs slightly and is treated with a hung copper gutter. The bay west of the main block has a single opening centered at the first floor; the doors are a pair of six-horizontal light wood doors. The far west wing also has a single opening centered: three grouped typical two-over-two hung sash with narrow mullions. This fenestration is carried to the west elevation where there are five grouped sashes in a single opening and the south elevation, where there are three grouped sashes. A stucco-clad garden wall encloses the property from the front wall of this west wing to the property line; the wall has a garden metal gate set between two stucco-clad piers leading to the rear property. At the rear, only partially visible from North Mountain Avenue, shows that the two flanking wings are set deeper than the center main block creating a shallow courtyard behind the main block.
The building was constructed by architect, Arthur Ramhurst as his residence in 1946 for $11,000. The building retains a high degree of architectural integrity including its original slate roofs, stucco finishes, fenestration pattern including the sashes themselves and the relationship between the parts. The east wing was constructed in 1986-7 based on the permit cards but it is difficult to discern because the materials match and the building is set lower and to the rear of the east wing, similar to the west side of the main block.

Although a later addition to the district and executed in a mid-20th century modern style than the majority of the buildings within the district, the use of stucco as the primary finish and the long, low linear treatment of the block speaks to the architecture within the district while also expressing its own architectural time period. The level of integrity, the execution of the mid-century modern architectural vocabulary and the use of traditional materials to express this vocabulary are all reasons this building would be a contributing resource in the district.

Setting:

Parkside Street is a short street that runs generally in a west to east direction from North Mountain Avenue to Oakcroft Avenue. It is at a slightly higher elevation at North Mountain Avenue but relatively flat as soon as it overcomes the change in grade twenty feet or so from the intersection. The north side of the street is Anderson Park, a park developed in 1904 by the Essex County Park Commission in cooperation with Montclair Township. There is no curbing on the north side but paths that generally align with each north/south street feed into the park from the curb. A concrete sidewalk is set along the south side with a grassy median with deciduous trees set between the sidewalks and Belgian block curbing at the street. The utility poles with street lighting are located on the north side of the street.

Registration and Status Dates:

National Historic Landmark?: ☐

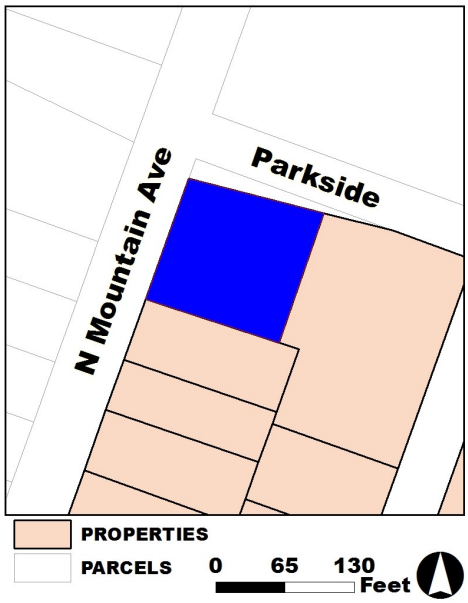
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 28565644

Property Name: 2 PRINCETON PLACE **Ownership:** Private
Address: 2 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	16

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two and one-half story single-family residence in the Colonial Revival style. The house has a two-story wing to its south and a rear extension, both of which are additions. The front of the house faces southeast. The house occupies a corner property. The front lawn is set a few steps above the sidewalk and the first floor is set several steps above the lawn. The house is clad with brick at the first floor and wood clapboard at the second floor. The roofs at the main block and wing are side gambrels of the English influence with flared eaves and clad with asphalt shingles. The rear extension is a cross gambrel aligned with the main block. The roofs have a deep overhang. All the dormers have a similar overhang with molded cornice and their walls are clad with wood clapboard siding. The front entrance is set in the north bay under a shed roof that ties into the flare of the main roof. This is supported by two large fluted Doric columns set on a low brick walls that flank the brick steps leading to the stoop. The entrance is set slightly proud of the main block and to the north of the door is a small diamond patterned wood casement sash. The door is a twelve-light over one-panel door with molded trim. The south bay in the south wing at the first floor is clad with wood clapboards with a pair of one-over-one vinyl sash and flat stock trim. Centered above this window is a shed dormer with a pair of six-light casement sash. In the center bay (or the south bay of the main block) is a six-part bow window with eight-lights in each bow. Spaced equally along the roof are two large shed dormers each with three grouped six-over-one wood-hung sash separated by wide wood mullions. The trim at the windows is typically flat-stock wood with an edge molding. At the center of the roof is an eyebrow dormer with fanlight window. The south elevation, which faces Godfrey Road, continues the clapboard siding at the first and second floors. The fenestration is four grouped one-over-one sash centered

at the first floor and smaller, four grouped six-over-six grouped windows at the second floor with a small attic vent at the peak of the gambrel. The main block, also visible from Godfrey Road, is brick at the first floor with paired six-over-one sash and clapboard at the second floor with one, six-over-six hung sash, and a pair of six-over-six hung sash at the gable. The rear extension has a pair of six-over-one sash at the first floor and a typical shed dormer at the second with a six-over-six hung sash. The north elevation continues the brick at the first floor and clapboard above. The fenestration consists of small paired one-over-one sash in the first bay and a sliding sash in the second at the first floor and an one-over-over window with half-round head and diamond leaded glass is set between the first and second floors; it breaks the cornice return and aligns with an interior stair. In each bay at the second floor are six-over-one hung sash and at the attic are two six-over-one sash, one large and one small, stepped to align with an interior stair.

The garage, which occupies the northwest corner of the property with its front facing southwest. It is a two-bay wide by two bay deep outbuilding with a front-facing gambrel roof. The roof overhang is supported at each end by fluted Doric columns similar to those at the main entrance. The two garage doors are 12-panel with four-light separated by a wide mullion. The base of the building is brick and the upper story clad with clapboard. Centered on the front gambrel are three six-over-six hung sash. On the east elevation, there are three nine-light casements, one in the south bay and two, spaced apart, in the north bay. Centered on the roof is a typical dormer with a shallow overhang and a ten-light sash; its operation is unknown.

Constructed in 1925, the building has been expanded to its south and rear with two additions executed after 1986. The south wing, which extends the main block, is executed similar to the main block. It is aligned at its front with the main block but set lower. The rear extension, which is visible from Godfrey Road, is set forward slightly of the main block and encompasses a portion of the roof overhang on the south elevation. The windows at the main block appear to be original; they are set behind storm windows.

The core of the main building is a well-executed Colonial Revival residence utilizing many of the key features of the style including gambrel roof, eyebrow dormer at the roof, substantial columns of an order and multi-light sashes. The additions carry these same details and are executed in a manner that shows they are additions and subordinate to the main block. 2 Princeton Place as a fine example of the Colonial Revival style with sympathetic additions would be a contributing resource in a historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

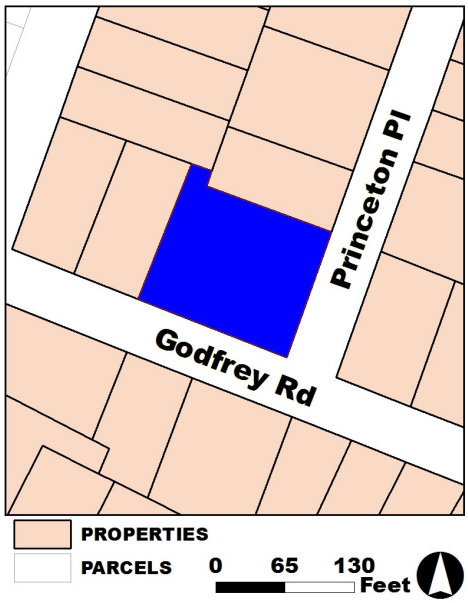
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1417385574

Property Name: 3 PRINCETON PLACE **Ownership:** Private
Address: 3 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	1

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Tudor Revival style. The front elevation faces northwest toward Princeton Place and the building occupies the corner property of Princeton Place and Godfrey Road. The lawn is only slightly elevated along Princeton Place and set along a shallow retaining wall along Godfrey Road. The property is narrow front to back so that the side yards serve as the lawn; the driveway is set to the north side of the property leading to a garage along the east property line. The first floor is set a few steps above grade. The foundation to the level of the first floor window sills is reddish-brown brick and the upper levels are finished stucco with half-timbering with a substantial brick chimney set center of the house. The windows are typically one-over-one vinyl sash with false muntins and flat-stock wood trim. The main roof is a steeply pitched side gable with full dormers front and back at the south bay. The north bay has a steeply pitched cross gable and at the center bay a shorter cross gable with another inset gable defining the front entrance; the chimney is set behind and to the south of the front entrance. The roof is further adorned on its north side by two large gabled dormers spanned together with a small shed dormer above their meeting at the roofline. Both gable ends are finished with stucco with a small amount of half-timbering in the east dormer and a typical window set center. The west gable end is stucco-clad with a center casement sash and exposed purlins and ridge set under the eaves. The east gable projects over the second floor wall and is supported by shallow brackets. The west gable has a shallow pent roof connecting to the main roof below. Centered in the first bay at the first floor are three grouped vinyl casement sashes with false muntins. The inset gables at the center bay frame a small porch and are supported by three square columns with molded capitals and plinths set on a brick stoop. Two

brick steps with bluestone treads are center on the door, which is centered on the northern-most gable. The opening below the gable is a segmental arch detailed with timber framing. The opening in the deeper set gable is square shouldered also framed with half-timbering; both roofs overhang to create a recessed soffit. The door is a half arch framed with a brick surround with brick enclosing the small open porch at the front and chimney wall. The south bay at the first floor is detailed with three typical window openings set equal-distant apart. The second floor of the north bay has two typical hung sash spaced wide apart so the gable over the front door truncates it. Centered at the gable is a single typical sash surrounded by half-timbering. The gable overhangs create a slight recess between the fascia and the stucco-clad wall. The south bay has two widely spaced typical sash neither of which align with the windows below. Set about center of these windows, is a second small shed dormer with two paired vinyl casement sashes with flat-stock wood surround and stucco-clad side walls. The north elevation has a regular fenestration pattern with door and gabled hood supported by wood posts and set on a wood deck with stair in the east bay, a boxed projection with shed dormer in the west bay, and one window in each of the two bays at the second floor. The south elevation is dominated by the half timbering of the gable end which has a pent roof below it. This is set over three-grouped windows in the west bay and a recessed porch with two wood posts supporting the outer edge of the roof above. The garage is a two-bay wide two-car garage with front gable roof. The building is clad with stucco and has half-timbering detail at its gable with a small vinyl casement sash. Each of the doors are paneled overhead doors with flat-stock trim and separated by a mullion.
Constructed in 1926, 3 Princeton Place, based on the architecture and the map references, has been little changed except for the replacement of the window sashes.
The building is a fine example of the Tudor Revival style using many features of the style including steeply pitched gable roofs, a dominant brick chimney on its primary facades, a variety of window types, stucco finishes with half-timbering, and an intimately scaled entry porch also incorporating the half-timbering. It retains a high degree of architectural integrity and would be a contributing resource in a historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

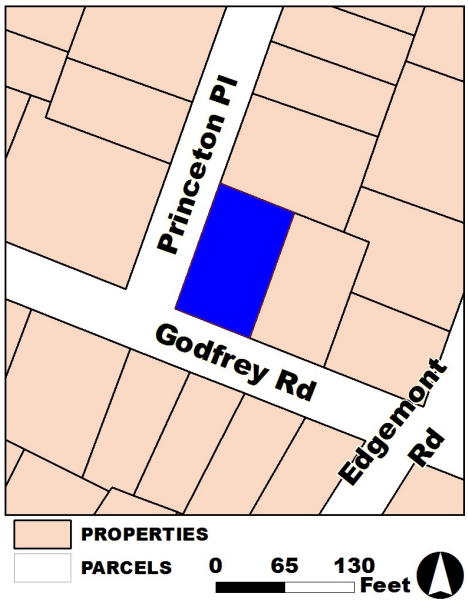
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 694815895

Property Name: 6 PRINCETON PLACE **Ownership:** Private
Address: 6 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	15

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single-family residence utilizing the features of the Craftsman style with Colonial Revival influences. The front of the house faces southeast toward Princeton Place. The front lawn is set several steps above the sidewalk and the first floor is set several steps above grade. The property has a wide frontage with a drive located on its north side connecting to a garage at the rear of the property. The house, including the wide front porch, is finished with a smooth stucco and the windows and doors are trimmed with molded wood. The roof is composed of two cross gambrels with the ridge of the front gambrel set perpendicular to the street. Each gambrel is clad with asphalt shingles and has a molded cornice with a shallow eave and a cornice return set just below the heads of the second floor windows. The eaves do not align. The front porch, which spans beyond the body of the building one bay toward the south, has a hip roof that is supported by four square stucco piers and is enclosed by a low wall, also finished with stucco. The heads of the openings are arched with a flare at their peak. Brick steps with limestone treads provide entry to the porch in the north bay and are enclosed by a low stucco-finished wall with metal railings on each side. A bay window projection is set under the porch and encompasses the south bay. In each side is a typical six-over-one hung sash. In the north bay at the first floor is a one-light wood door with an adjacent typical sash. At the second floor, there is a typical sash with a smaller leaded glass hung sash next to it toward the center in each bay. At the attic level and centered on the gambrel are three grouped windows, smaller four-over-one hung sash flank a center and wider eight-over-one hung sash. The south elevation is partially covered by the porch from the street at the first floor. An aluminum and glass sunroom is located behind the front porch. At the second floor are two windows set about center of the

elevation, one small four-over-one sash and one typical sash. Centered on the gambrel is the four-over-one sash flanking the typical larger sash as found at the front elevation. At the north side, the second floor overhangs the first in a stepped fashion to correspond to an interior stair set center on the elevation. On either side of the step are two typical windows at the first floor with a mid-level door set at grade located in the center of the elevation. At the upper floors is a mid-level typical sash centered on the elevation with one typical sash in the each bay. A typical sash is also located center of the gambrel. The garage is two bays wide and one story with a front gambrel roof. The building is finished with stucco with wood trim. The two garage doors are each four-light and 12-panel wood separated by a wide mullion.

The Essex County tax records note the building was in 1905, but the Oakcroft development did not break ground until 1907 so a 1905 date is inaccurate. Furthermore, a building permit was pulled by Miss D.C. Grace in September 1909 for a new dwelling at a cost of $6,500; no architect mentioned (The Montclair Times, 9/25/1909). The first time the property is indicated in the city directories is 1912 and the owner is Cleveland V. Childs. Based on the architecture and the historic maps, the building retains its original form with the exception of the small sunroom on the south (side) elevation, which is barely visible from the street since it is set behind the porch. The building has recently undergone repairs including replacement of the sashes with what appear to be composite material with the exception of the leaded glass windows.

6 Princeton Place is a fine example of an early-20th century Craftsman style residence as seen in the detailing of the front porch, the use of stucco finishes, the use of leaded-glass windows while also incorporating elements of the Colonial Revival style through apparent symmetry at the front façade and the prominent nature of the gambrel roofs. The building would be considered a contributing resource as an early example of the Oakcroft development and for its degree of architectural integrity.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

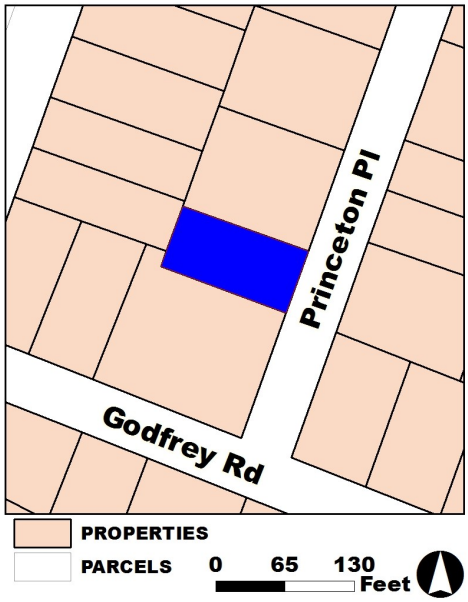
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

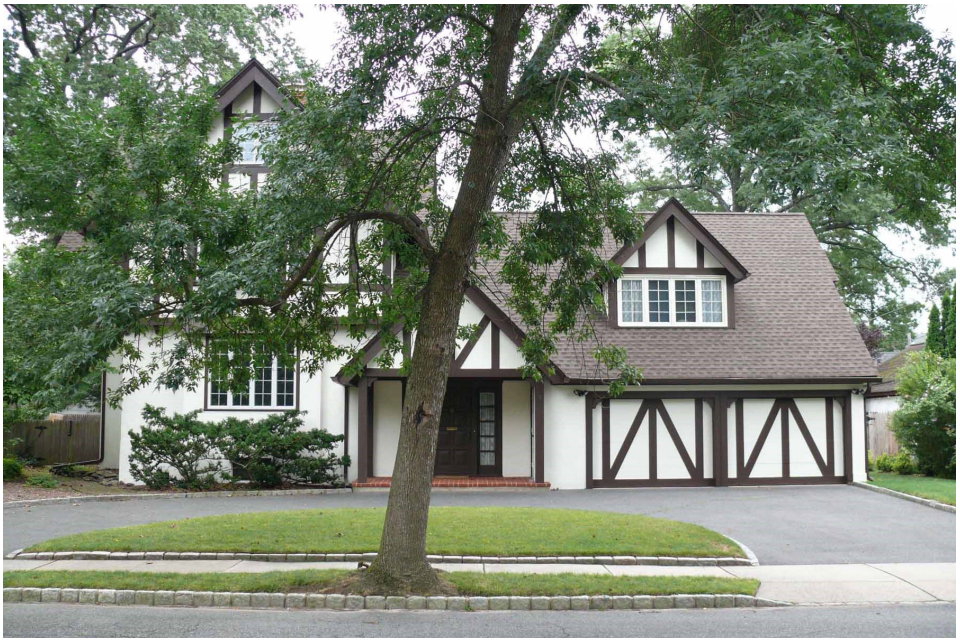
Property ID: 27716627

Property Name: 7 PRINCETON PLACE **Ownership:** Private
Address: 7 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	2

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-irregular bay wide by two-bay deep, two-and-one-half story single-family residence in the Tudor Revival style. The building is clad with stucco and detailed with half timbering. The front faces northwest toward Princeton Place and the main entrance is set only a step up from grade; however, the first floor is set several feet above grade. A circular drive spans the front of the house. The roof is a series of gables with the ridges of the roofs on the main house and the garage wing extension to its south set parallel to the street. The roofs are clad with asphalt shingles and the eaves and rake overhang on all sides with the purlins exposed within the soffit at the main roof and the roof over the front entrance. The front entrance is located approximately center and spans the main block and garage wing. It is articulated with a gable roof supported by two square wood posts and covers a shallow grade-level porch. The door, an eight-panel wood with two five-panel sidelights, is centered below the gable. A narrow eight-panel wood door is set in the north face of the garage wall within the overhang. The main block, located to the north of the main entrance, is a T in plan with a cross gable centered on the main block. The first floor is devoid of half-timber detailing and at the center of the elevation is four grouped 10-light casement sashes set within a square shallow projection with standing seam metal shed roof. The second floor overhangs the first slightly and is supported by simply detailed wood corbels that are an extension of the half-timbering above. Centered in the elevation at the second floor is a bow projection with a conical stucco support and one 10-light casement in the two out bays and paired 10-light casements in the wider center bay. The attic level also steps out over the second floor and is supported by corbels aligning with the half timbering. Centered at the gable end is a pair of eight-light casements. The trim is typically flat stock set flush with the half timbering. A chimney is centered at the

intersection of the gable roof. The south wing is an attached two-bay garage. The overhead doors are articulated with half timbering and the openings are detailed with heavy timbers with shallow brackets in each corner and a center dividing mullion. Centered on the doors is a gabled dormer with four grouped eight-light casements and half timbering at the front and sides. The north and south elevations are similarly detailed as the main house but with simply fenestration and minimal half-timbering.
Constructed in 1907 and featured in the January 1910 edition of American Homes and Gardens, the building has been significantly altered since its original construction. A one-story porch has been removed on the north side, the front entrance has been reoriented to the south side, and a south wing (garage) was addition; all of this work was completed around the time of the 1981 Historic Site Inventory (0713267). The windows are also replacement material. Note that in the American Homes and Gardens article, this property is referenced as belonging to Mr. Godfrey, the developer; however, the first owner was William H. Rath, a salesman.
Although the additions and alterations work with the architecture of the district by carrying through the Tudor Revival detailing, the additions completely altered the building from its original design, in particular the reorientation of the front entrance. In addition, the dominant location of the two-car garage at the front of the property is not in keeping with the placement of garage buildings within the district. As a result, 7 Princeton Place would not be a contributing resource in a historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

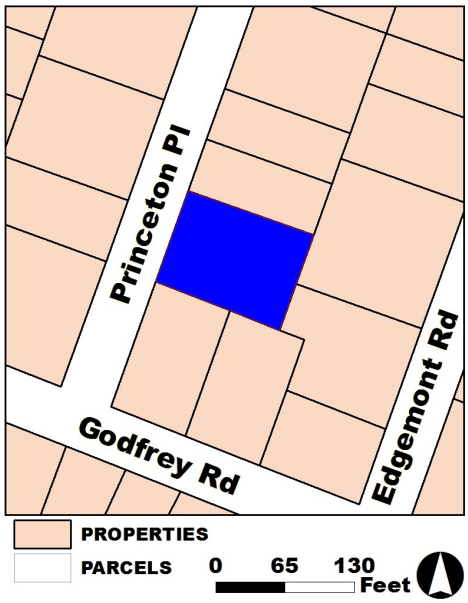
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Munn & Company Publishers in New York, NY	American Homes and Gardens. Vol. 7 1910 Jan-Dec., p. 18	1910	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Non Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 674271576

Property Name: 9 PRINCETON PLACE **Ownership:** Private
Address: 9 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	3

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two-and-one-half story single-family residence in the Colonial Revival style. The house has a one-story wing on its south elevation. The front of the building faces northwest toward Princeton Place. The foundation is parged masonry and the body of the building is clad with wood clapboard with mitered corners and the windows and door are trimmed with flat-stock wood. The sashes are typically six-over-one wood-hung sash. The first floor is set a few steps above grade level and there is a narrow drive on the south side leading to a garage located at the rear of the property. The main roof is a side gable clad with asphalt shingles that overhangs on all sides with a plain wood soffit and a cornice return at each gable end. Set between the first and second floors is a pent roof, also clad with asphalt shingles with a similarly wide overhang and flush board soffit. This roof connects with the hip roof over the south wing. The front door is located center on the elevation and is covered by a classical wood gabled portico supported by paneled square columns with molded capitals and plain wood plinths. The stairs and stoop are brick with metal railings. The door is a six-light over two-panel wood. Flanking the door in each of the outer bays are paired typical sashes separated by wide wood mullions with projecting sills. The wing, which is set back from the front façade slightly, also has paired typical sash centered on the elevation. There are single typical windows in each of the bays at the second floor with the center window being slightly smaller than the two outer openings. There are three-light wood awning sash centered under each paired window at the basement. On the north elevation, there are three evenly spaced typical basement sashes, two typical sashes at the outer bays on the first floor, three at the second floor, and paired sashes at the attic level. On the south elevation, a brick chimney is exposed about center of the ridge. There are two paired typical

sashes at the wing, two typical sashes in the two outer bays at the second floor, and two smaller sashes flanking the chimney at the attic level. The garage is one-bay wide with front-facing gable roof similarly detailed to the main building with clapboard siding and an asphalt shingle roof. The overhang is shallow with a boxed cornice.
Constructed in 1919, the building has been little changed since original construction; the garage was added after 1986 according to the Sanborn maps.
9 Princeton Place is a fine example of a Colonial Revival residence utilizing the key features of the style, such as clapboard siding, multi-pane sashes, apparent symmetry, and a classically detailed entrance. Given the lack of significant changes and high level of integrity, the building would be a contributing resource in the historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

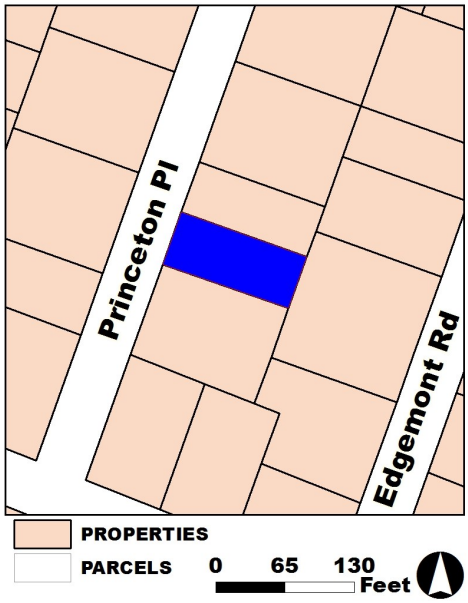
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1200505518

Property Name: 10 PRINCETON PLACE **Ownership:** Private
Address: 10 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	14

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by three-bay deep, two-and-one-half story single-family residence, an American Foursquare. The front elevation faces northeast toward Princeton Place. The building is set a distance from the street with a shallow lawn that has a slight rise to it from the sidewalk overcome by concrete stairs. The first floor is set several steps above grade. The foundation is parged masonry and the building is primarily clad with narrow vinyl siding with corner treatments. The windows are typically six-over-one wood-hung sash with flat-stock trim with a square edge molding and wood sill. The main roof, clad with asphalt shingles, is a steeply pitched hip with ridge running perpendicular to the street and with a very deep overhang (about two feet); the soffits are clad with vinyl. Each of the three visible sides of the roof have dormers that are treated the same as the body of the building and with steeply pitched hip roofs with deep overhangs (proportional to the dormers). Each dormer has two small typical sashes set apart. The first floor is dominated by a wrap around porch that has been fully enclosed. The porch, which extends to the south one bay beyond the main building footprint, has a hip roof clad with asphalt shingles. It is three equal bays wide by one bay deep and each bay is distinguished by a pointed segmental arched opening set between stucco-clad piers with a low stucco-clad wall. The stucco finish is from grade to underside of roof. The south side bay and the south bay on the front have an infill at the head and three-light aluminum sash in a group of three on the front elevation and a group of four on the south elevation. The operation of these windows is not clear. The center bay is also infilled but only with glass and frame of three two-light grouped wood casement sash. The north bay contains the door, which is a multi-light wood door with true muntins surrounded by multi-light sash and four-light narrow transom. The assembly is set behind the arched opening. Brick steps with limestone treads with low

stepped brick side walls and a metal railing on one side lead to the door. The north side of the porch is detailed with two grouped wood casements. The second floor is simply adorned with one typical sash in each bay. The side elevations, where visible, are similarly adorned as the second floor with a bay window projection in the west bay on the south elevation with windows in each side but not at the center. The garage, located in the southwest corner of the lot, is three bays wide with a steeply pitched hip roof clad with asphalt shingles. The walls are clad with vinyl. Each bay contains an overhead paneled wood vehicle door separated by wood mullions.
Constructed in 1909, the original house was constructed for Charles Jones, an attorney practicing in Newark, New Jersey. Per the building permit notice, the house cost $6,000 (The Montclair Times, 6/26/1909). The significant changes to the house include the enclosing of the front porch in two different phases so that the windows do not match. It is not clear, but based on the year of its construction and the detailing of the porch, similar to 6 Princeton Place, the vinyl siding appears to have been placed over stucco.
The addition of the windows and entrance door within the porch openings and the application of vinyl siding over the stucco are reversible changes. The key elements of an American Foursquare are retained in the overall massing, fenestration pattern, and roofline coupled with the changes that have been made being reversible to qualify this property as a contributing resource in a historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

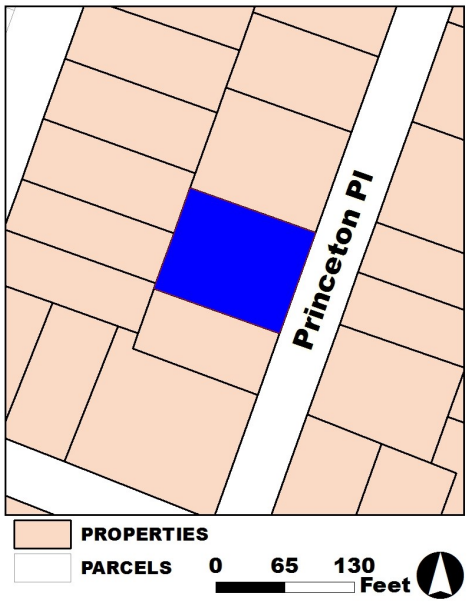
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1360960633

Property Name: 11 PRINCETON PLACE **Ownership:** Private
Address: 11 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	4

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is two-bay wide by two-bay deep, two-and-one-half story single-family residence with Craftsman style influences. There is a one-story wing on the south side. The front faces northwest toward Princeton Place and the first floor is set several steps above grade. The building is set a distance from the sidewalk creating a shallow lawn at front. The driveway runs the south side of the property leading to a garage in the southwest corner. The foundation is parged with masonry. The body of the building is clad with clapboard siding with mitered edges. The first floor windows are replacement one-over-one sash of composite material with false muntins. The second floor windows are multi-light-over-one wood-hung sashes; the configuration varies based on the size and location and each also has a storm window. All openings are trimmed with flat-stock wood with a squared moulded edge and have a projecting wood sill. The roof, clad with asphalt shingles, is a side gable with a jerkin head at each gable end. The roof overhangs and has a box cornice that returns slightly on the gable ends. The main roof is supported by pairs of molded wood brackets at each end and single separated brackets center of the cornice line. The roof of the wing is a hip with deep overhang that aligns with a shallow pent roof separating the first and second floors. Both roofs are clad with asphalt shingles with a simple molded cornice and flat wood soffits. The roof of the wing is supported by wood brackets. The front door is set in a slightly recessed opening in the north bay with a shallow porch over it that extends from the pent roof to a shallow hip. This is supported by two square columns with molded caps, paneled shafts, and plinths. The columns are set on a wood frame and deck stoop with wood stairs at its center. Either side of the stairs and stoop has a wood railing with top and bottom rails and turned balusters. The stair railings have slender turned newels at each end of their run. The door is a wood six-light-over-two-panel wood

with a six-light sidelight each side set in a molded wood surround. Centered in the south bay is a group of three windows, one at the center and two at each side separated by wood mullions. The center sash is wider than the outer two. Centered in the wing, are a pair of two sashes separated by a mullion. At the second floor, there is one window in each bay, each are six-over-one with traditional paneled shutters. At the north elevation, the fenestration at the first and second floor is regular with paired four-over-one sash at the gable end. At the south side, three grouped windows are centered in the wing, a brick chimney rises at the center of the south bay and has a four-over-one sash on each side. A six-over-one sash is in the east bay and there are three typical windows, set apart, at the gable end. The garage is a one-bay wide, one-story building with hip roof and clapboard siding matching the main building. The garage doors are a pair of outswing, 12-light over cross panels wood with strap hinges.
Constructed in 1926, there is little change to the building with the exception of replacement sashes at the first floor and storm windows at the second.
The building is a fine example of a subdued version of the Craftsman style with such detailing as jerkin head roof, molded wood brackets, and the clean lines of mitered clapboard siding. The porch, which is minimally adorned, follows the architecture of the main house. This building would be a contributing resource in a historic district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

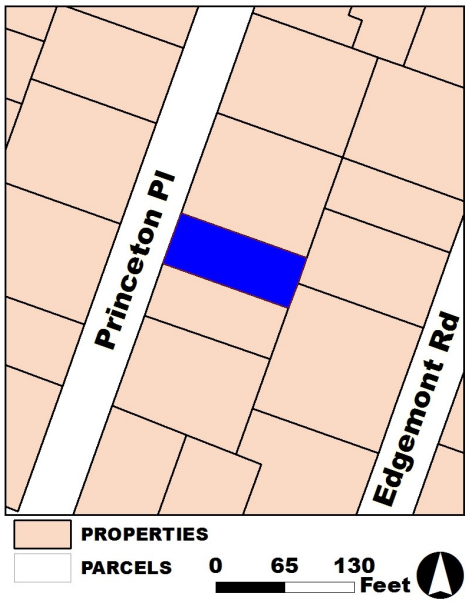
National Historic Landmark?: ☐

National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1510284929

Property Name: 14 PRINCETON PLACE **Ownership:** Private
Address: 14 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	13

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is two-bay wide by three-bay deep, two-and-one-half story single-family residence in the Craftsman style. The main block is surrounded and obscured by a front projection and an enclosed porch giving it an irregular plan configuration. The front entrance faces southeast toward Princeton Place and the first floor is set several steps above grade. The front lawn rises from the sidewalk and the building is set back providing for a front lawn. The drive is set on south side of the property leading to a garage set at the southwest corner of the property. The building is clad with stucco from grade to underside of roof. The windows are typically six-over-one wood-hung sash with exterior storms, flat-stock trim and projecting wood sills. The trim is set fairly flush with the stucco. The main roof is a side gable clad with asphalt shingles and a deep overhang. The overhang has a wood soffit with shallow wood bracket that are meant to reflect purlins set equal distance from eave to ridge. The rake is flat-stock wood. At the front, the south bay projection has a steeply pitched gable that intersects with the main roof. At its ridge is a brick chimney. This roof is similarly detailed to the main. A one-story porch that extends beyond the main block is set at the north bay of the first floor. It has a side gable roof with the ridge aligning with the down slope of the main roof where the two are aligned. The roof is similarly adorned as the main roof with the purlin-like brackets with a narrower offset therefore doubling their number. The south bay at the first floor has three grouped typical sashes separated by wood mullions centered on the bay. Directly above this at the second floor are three grouped typical sashes set in a shallow box bay. The bay is detailed with a molded wood skirt supported by seven wood corbels and a shed roof clad with asphalt shingles. The roof overhangs all three sides of the box bay and the rafter tails are exposed. At the gable is a typical hung sash. The front porch is two bays wide and fully enclosed. It

is finished with stucco similar to the body of the building. The north bay contains the entrance which is a one-light wood door with three-light sidelights and one-light transom set to the underside of the eave. To the north of this is a two-light casement set on a low wall. Stucco-clad stairs with limestone treads and a low stucco-clad wall with limestone caps is set to either side of the stair with a metal railing to one side. In the south bay of the porch are replacement vinyl sash of six-light over a taller one-light sash, three together with narrow mullion set in typical trim with a sill. The south elevation of the main block has a fairly regular fenestration pattern at all levels with a one-story bay window projection about center of the first floor and a small enclosed gabled porch to the rear. The south side of the front porch has a similar casement to the front. The north elevation of the porch has two bays of the same three grouped sashes with two triangular fixed sashes set under the roof and separated by mullions. The garage is two bays wide and one-story with a front gable roof. Each bay is framed with wood trim; the doors are either not existent or were in the open position at the time of the survey.
Constructed prior to 1910 for John L. Parrish, Esq., an attorney, the home was featured in the January 1910 edition of American Homes and Gardens. The building was designed by the architectural firm of Freeman and Hasselman of New York. Comparing the historic images with the current conditions, the only significant change is the enclosing of the front porch including adding the triangular windows on the gable end wall. (Note: The Essex County tax records indicate a construction date of 1912; however, the building was featured in the 1910 edition of American Homes and Gardens.)
The building is a well-executed single-family residence of the Craftsman style. The changes to the original porch are sympathetic and the building and site retain a high degree of architectural integrity making it a contributing resource in the district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

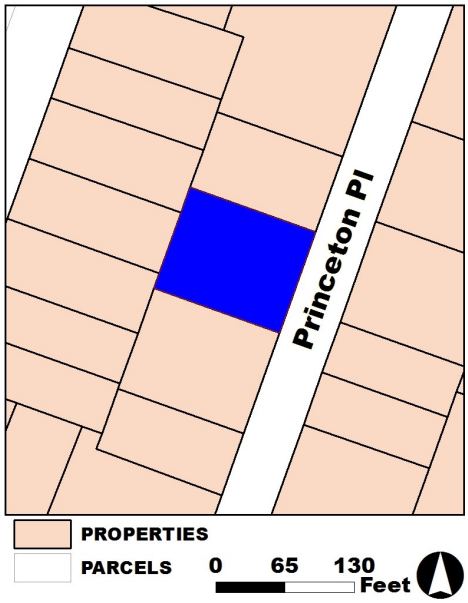
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Munn & Company Publishers in New York, NY	American Homes and Gardens. Vol. 7 1910 Jan-Dec., p. 18 and 21	1910	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1144403782

Property Name: 15 PRINCETON PLACE **Ownership:** Private
Address: 15 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	5

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-bay wide by two-bay deep, two-and-one-half story single family residential building in the Craftsman style. The front elevation faces northwest toward Princeton Place and the first floor is set a few steps above grade. The building is set back from the street leaving room for a stretch of lawn and a paved drive runs along the north side of the house to a garage on the east property line. The building is clad with stucco from grade to the underside of the roof. The windows are typically six-over-one wood-hung sashes with exterior storms and narrow flat-stock wood trim with a narrow projecting wood sill. The trim is set flush with the stucco. The roof is a side gable clad with asphalt shingles that overhangs the body of the building with a brick chimney set just below its ridge at its center. Brackets are set at each end of the roof and the rafter tails, which are moulded, are exposed at the underside of the downward slope. Centered on the main roof is a shed dormer clad with wood clapboard with mitered edges and a pair of three-over-three hung sash with mullion. The roof overhangs on all three sides. The north bay at the first floor is dominated by the front entrance porch that extends to the south beyond the main building one bay and is two bays deep. The porch has a steeply pitched shed roof (similar to the dormer) clad with asphalt shingles that returns onto the west side of the main building. The porch is supported by three unevenly spaced square posts set on stucco clad piers that align with a low frame wall clad with clapboard siding that lines the porch. The columns lack capitals and plinths but are fluted at their shaft. The north bay at the front and the two north elevation bays are square-shouldered openings with stucco architrave/gable end above and siding below. Three grouped wood screens are set in each opening. The narrower south bay aligns with the front entrance door, but it is set behind a recessed wood frame screen enclosure with door and side panels to match the other

openings. This is carried to the south open side of the porch. Above this porch on the west elevation is a single, typical sash. Centered on the south bay (in line with the dormer above) is a two-tier box bay. The first floor has three grouped typical sashes with slender wood mullions between. The upper bay, which projects over the lower, has seven shallow wood corbels supporting its front. Centered on it are a pair of typical sashes. The roof of the box bay is a shed that engages the downward slope of the main roof between the eave and the dormer. The north and east elevations have regular fenestration in each of their bays including two small, typical sashes at their gable ends spaced apart. The garage is two bays wide and one story with a low-slope gable. The building is clad with siding with corner boards and there is a line of cut rafter tails along the edge of the roof, almost serving as a pergola. The doors, which are separated by a wide wood mullion and set in a wood surround with architrave, are paneled with upper lights in wood overhead doors.
Constructed prior to 1910 for Frederick A. Dibble, a broker York, the home was featured in the January 1910 edition of American Homes and Gardens. The building was designed by the architectural firm of Freeman and Hasselman of New York. Comparing the historic images with the current conditions, the only significant change appears to be the cladding of the low wall at the porch with wood clapboards. The garage, based on the 1986 Sanborn map, is newer construction. (Note: The Essex County tax records indicate a construction date of 1904; however, the building was one of the first new buildings constructed as part of the Oakcroft development, which did not begin construction until 1907.)
The building is a well-executed single-family residence of the Craftsman style. The changes to the original porch are sympathetic and the building and site retain a high degree of architectural integrity making it a contributing resource in the district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

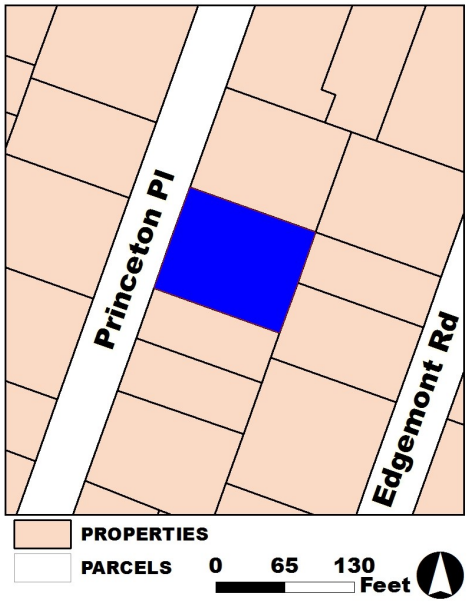
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Munn & Company Publishers in New York, NY	American Homes and Gardens. Vol. 7 1910 Jan-Dec., p. 22	1910	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -982678852

Property Name: Archery H. Loomis House **Ownership:** Private
Address: 18 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1707	12

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a two-unequal-bay wide by three-bay deep, two-and-one-half story single-family residence, an American Foursquare executed in the Craftsman style. There is a one-story wing (former porch) to the south that is two bays deep on its south side. The front elevation faces southeast toward Princeton Place and the first floor is set several steps above grade. The building is set back from the sidewalk creating a front lawn that is slightly raised creating the need for a few steps just off the sidewalk. A paved drive runs along the south side of the building. The building is primarily clad with stucco from grade to the underside of the roof and at the dormers. The windows are a mix of six-over-one wood-hung sash with storm windows along with some replacement sash. The trim is narrow flat-stock wood with narrow wood sill; both are set proud of the stucco. The roof over the main building is a steeply pitched hip with its ridge running perpendicular to the street. The roof, which is clad with asphalt shingles, overhangs and molded rafter tails are exposed the entire perimeter. There is a single dormer on the east side, two dormers on the south side and one dormer on the north side. The front dormer is a double width with a hip roof, exposed rafter tails and a pair of typical wood sash separated by a wood mullion centered on the front wall. The south side dormers are a single width spaced apart off-center of the east and center bays and are similarly treated as the front dormer except with one window opening each. The north dormer is similar to the south with a single window. Although the body of the building appears to be one block with wing, upon closer examination the second story at the front overhangs the first floor and has a substantial molded skirt supported in part by molded brackets over the south bay, which is the front door. This skirt aligns with the cornice of the south wing, which has a shallow hip roof. The skirt also serves as the top of a boxed bay projection at the first floor in the wider

north bay. The south wing has four grouped vinyl casement sashes with a shallow plain architrave and trim set in the stucco opening. To the north, the door is recessed with the one side of the deep recess set at an angle. The door is a one-light wood with wide wood trim of flat stock with molded edge and inner bead. The stairs to the porch set within the recess are wood with substantial wood railings of with square paneled newel at bottom step, top and bottom rail with square balusters at the rail, and engaged newels with the stucco on either side of the recess. The box bay projection in the north bay is finished with stucco and has three grouped one-over-one vinyl sash with false muntins and a wood mullion at its center. In the south bay at the second floor is a typical sash and in the north bay are a pair of typical sashes with mullion. The fenestration in the two bays of the south elevation of wing is the same as the front. At the second floor there is one typical window in each bay. The north elevation is not readily visible behind the vegetation. The garage is a two-bay, one-and-one-half story outbuilding with a front gambrel roof with wide wood rake. The building is clad with stucco and the roof has a shed dormer on each side. The two doors, separated by a stucco mullion, are paneled metal and glass overhead doors. Above these are three grouped sashes, two outer fixed sashes on either side of a pair of outswing casement sashes. These appear to be vinyl. At the peak is a vinyl half-round window. The upper level fenestration is trimmed similar to the main house.
Constructed prior to 1910 for Archie H. Loomis, a banker in New York, the home was featured in the January 1910 edition of American Homes and Gardens. The building was designed by the architectural firm of Freeman and Hasselman of New York. The south porch was enclosed prior to 1981 but in a manner that it continues to read as a porch. The front stairs, originally masonry clad with stucco with side walls, are also a modification made after 1981. The garage was constructed after 1986 per the Sanborn maps. (Note: The Essex County tax records indicate a construction date of 1912; however, the building was featured in the 1910 edition of American Homes and Gardens.) The building is a well-executed single-family residence of the Craftsman style. The changes to the original porch are sympathetic and the building and site retain a high degree of architectural integrity making it a contributing resource in the district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

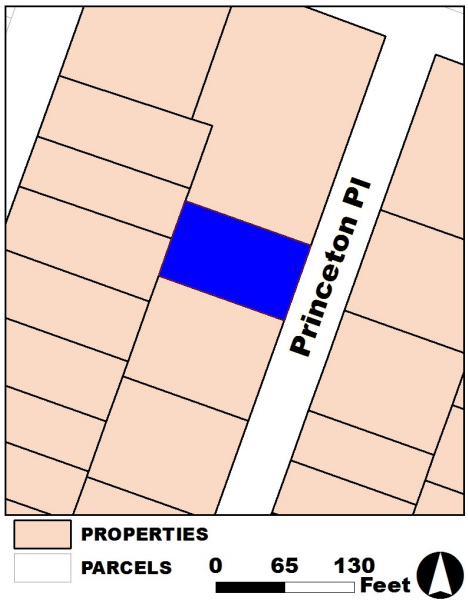
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Munn & Company Publishers in New York, NY	American Homes and Gardens. Vol. 7 1910 Jan-Dec., p. 22	1910	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1498375345

Property Name: 19 PRINCETON PLACE **Ownership:** Private
Address: 19 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	7

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This Craftsman style residence is asymmetrical with a three-bay wide by two-bay deep two-and-one-half story main block set to the south and a three-bay wide by one-bay deep, one-and-one-half story addition, which is set slightly to the rear of the main block on its north side. Both components are connected at the front façade by a two-bay wide by one-bay deep, one-story semi-enclosed porch. The front of the building faces west toward Princeton Place and the first floor is set a few steps above grade. The building is set back from the sidewalk creating a broad lawn and the paved drive is set at the north end of the property leading to a garage set along the east property line. The main entrance occupies the north bay of the main block and the south bay of the porch. The building is finished with stucco from basement to underside of roof. The windows are typically six-over-one hung sash (material appears to be composite/fiberglass), with some exceptions. The openings are typically finished with narrow flat-stock trim set just proud of the stucco and a narrow wood sill. The roof over the main block is a side gable clad with asphalt shingles with a deep overhang detailed with molded rafter tails at the downward sloped and molded brackets at the end wall, mid-slope and ridge at the gable ends. There are two hip-roofed dormers equally spaced on the roof at the front. Each is clad with stucco and has a single typical window centered on their front elevation. Each is detailed at its overhang with molded rafter tails. A brick chimney is set about approximately center of these dormers just down the roof from the ridge. The north addition also has a side gable roof similarly detailed as the main at both overhangs. Spaced equal distant apart at the front are three hip-roofed dormers; the rafter exposure is slight. Each dormer, clad with stucco, has a narrow six-light sash (operation unclear). The roof at the porch is a hip clad with asphalt shingles, the overhang is not as pronounced and simply detailed. The second floor of the main

block overhangs the first floor slightly and it is detailed with simple curved brackets. Spanning the center and south bay are three grouped typical sashes with wide wood mullions. To the north is the porch. The front door is recessed and it is a one-light over one-panel wood with wide flat-stock trim with outer molded edge. Each bay of the porch is similarly detailed with the entrance bay and the bay on the north side being wider than the other front bay and the south bay. Each bay is defined by stucco-clad piers with a low wall with coping at each opening. The heads of the opening are semi-segmental arches in that the top and side are flat but there is a molded, stepped and curved edge at each juncture. A masonry stair with bluestone treads set between two low walls leads up to the porch in line with the front door. At the second floor of the main block are typical windows in each of the three bays. The fenestration at the first floor of the north wing is composed of two typical window openings in the north and center bays. At the north elevation, the second floor overhangs the first and is supported by curved brackets. Below these brackets is a group of three typical sash separated by wide millions. Centered at the gable at the upper story are three grouped six-light sashes (operation unknown). Centered in the gable peak is a four-light round sash with typical trim. There are also two basement windows on the north side set in a shallow well; they appear to be six-light hung sash. The south elevation of the main block is obscured by landscaping and mature deciduous trees but based on historic images has a fairly regular fenestration with a bay window projection about center of the first floor. The garage is two-bay wide and one-story in height with a side-gable roof clad with asphalt shingles. The building is finished with stucco and the two garage doors, each of three panels of four-light-over-one-panel wood, are separated by a wide wood mullion and have about three feet of stucco-clad wall to either side.
Constructed prior to 1910 for William J. Brandon, a dry goods merchant in New York, the home was featured in the January 1910 edition of American Homes and Gardens. The building was designed by the architectural firm of Freeman and Hasselman of New York. The north wing was added after 1986; however, it is set slightly to the rear of and at a lower height than the original building. It is also executed in a manner with regard to its finishes and detailing as the main building to create a sympathetic composition to the original. (Note: the Essex County tax records indicated a construction date of 1902, which is inaccurate since the first buildings within the Oakcroft development did not begin construction until 1907.)
The building is a well-executed single-family residence of the Craftsman style. Despite the north wing addition, the building and site retain a high degree of architectural integrity making it a contributing resource in the district.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

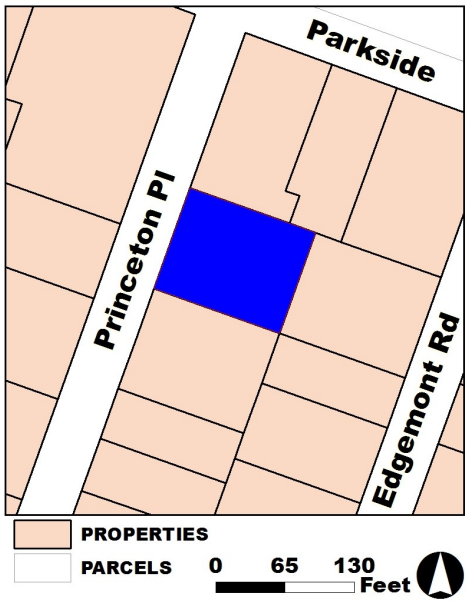
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Munn & Company Publishers in New York, NY	American Homes and Gardens. Vol. 7 1910 Jan-Dec., p. 18.	1910	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Contributing

Associated Archeological Site/Deposits? ☐
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 726850359

Property Name: 25 PRINCETON PLACE **Ownership:** Private
Address: 25 PRINCETON PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			1708	8

Property Photo:



Old HSI Number: **NRIS Number:** **HABS/HAER Number:**

Description:

This is a three-bay wide by two-bay deep, two and one-half story single-family residence with a one-story wing on its north side and two-story wing on its south end. The building is articulated primarily in stucco with wood trim and siding elements in the Craftsman style. The front of the building faces southwest toward Princeton Place and is set a few steps above grade. The building occupies the northeast corner of Princeton Place and Parkside Street. The building is clad with stucco from grade to the underside of the roof. The windows are typically six-over-one wood-hung sash with flat-stock wood trim set flush with the stucco and with slightly projecting wood sills. The roof is a side gable with two shallow cross gables at the front elevation; all roofs are clad with asphalt shingles. The roof overhangs on all sides and the soffits are clad with wood boards. A brick chimney runs on the outside of the building at the center of north gable and a second chimney is off-center at the ridge. Centered between each gable end of the two outer bays is a shed dormer finished with cedar shingles with a pair of six-light in-swing casement sash separated by a wooden mullion. The front entrance is located in the center bay within a shallow overhang and the first floor is set several steps up from grade accessed by brick stairs to a broad landing or stoop with metal railings and balustrade. Center above the doors are a pair of 6-over-1 hung sash with a window box below. The two outer bays are near identical; each are made of two components, the recessed section at the main block under the main roof and the forward narrower block with the cross gables so that the sections flanking the center bay sit forward. The second floor also overhangs slightly with wooden corbels supporting the overhang. There are a pair of typical sashes with mullion centered at the first and second floors. The one-story north wing has a hip roof. The front elevation has three grouped sashes, the two outer are one-over-one hung sash and the one center is

a larger fixed light, centered on the elevation and the north elevation has two groups of window of the same rhythm but wider, and each group is separated by a stucco-clad mullion. The south wing is two stories in height and set back from the main building so that is off-center to the east. At the front there is a single typical sash about center on the first floor. At is south side, there are single, typical sash at the center on the first and second floor levels. The north elevation of the main block has a brick chimney at its center with typical sash in the two bays at the second floor and 12-light casement sashes flanking the chimney at the attic level. The south elevation of the main block is partially blocked by the wing but where exposed, there is a single typical window in the west bay at the first and second floor levels and a six-over-six wood-hung sash at the attic level just under the west eave. The rear elevation is partially visible from Parkside Street; it has a regular fenestration at its lower levels, one story shed roof addition to the south and a shed dormer at the center of the main roof. Constructed between 1910 and 1912, the house has been little changed at the exterior since original construction. The windows in the wing are mid-20th century sash and appear to have replaced screening so it could serve as a three-season use. There is a small one story addition that matches the architecture at the rear, but it is not highly visible from the street; this too is a mid-20th century modification. (Note: The Essex County tax records indicate the house was constructed in 1907; however, the building does not appear in the city directories until 1912 and it is owned at that time by William P. Young, who works in fire insurance.)
25 Princeton Place was the home of Col. Edwin E. “Buzz” Aldrin, Jr, he was the navigator of the lunar module and one of the first two men to land on the moon as part of the Apollo 11 space flight. According to the 1981 Historic Site Inventory, Aldrin was born in the house in 1930 and lived there until he went to West Point. Montclair honored him in December 1966 and September 1969 for his contributions to the United States’ space program.

Setting:

Princeton Place is a wide, two-way street that intersects with short block running southwest to northeast between Godfrey Road and Parkside. The street is fairly level and the houses are set back from the street so each has a lawn in front. There is a concrete sidewalk on both sides of the street, with a grassy median between the street and sidewalk. Along the street are several deciduous shade trees. The street curbing is Belgian block and each property has its own driveway. The original street signage, brass letters set in concrete sidewalks, are located at each end of the block.

Registration and Status Dates:

National Historic Landmark?: ☐

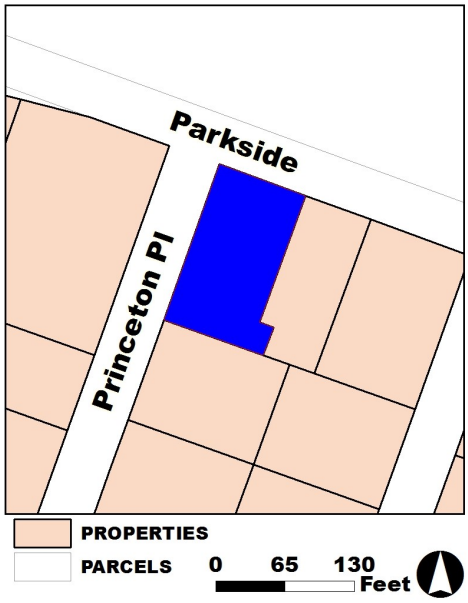
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **Eligibility Worksheet included in present survey?**

☐ **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Price, Eleanor	Historic Sites Inventory, prepared by Eleanor Price for Preservation Montclair	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Oakcroft Residential Area

More Research Needed? ☐ (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	0 Industry

Historic District ? ☐

District Name: Oakcroft Residential Area

Status: Key Contributing

Associated Archeological Site/Deposits? ☐

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

APPENDIX B

REQUEST FOR PROPOSAL

ADVERTISEMENT

TOWNSHIP OF MONTCLAIR

REQUEST FOR PROPOSAL

Historic Survey of Oakcroft and Wheeler Street Neighborhoods

The Township of Montclair, Essex County, New Jersey, hereby requests submission of proposals to award a grant for the Historic Survey of Oakcroft and Wheeler Street Neighborhoods. Details are fully described in the specifications.

Specifications are available at the Township of Montclair web site www.montclairnjusa.org, or in the Purchasing department located on the 3rd floor of the Municipal Building, 205 Claremont Avenue, Montclair, NJ, between the hours of 9:00AM and 3:30 PM, daily except Saturday, Sundays and Holidays.

Proposers are required to comply with the requirements on N.J.S.A. 10:5-31 et seq. and N.J.A.C.17:21-1 et seq.

Should you have an interest in submitting a proposal, please submit to:

Township of Montclair
Raymond Carnevale Qualified Purchasing Agent
205 Claremont Avenue
Montclair, New Jersey 07042
973-509-4982

Four (4) copies of Proposals must be submitted no later than:
Wednesday, May 8, 2019, 11:00 am

Requests for Proposals: Historic Survey of Oakcroft and Wheeler Street Neighborhoods

Introduction

The Township of Montclair, Essex County, New Jersey, requests the submission of proposals for a qualified professional to produce an intensive-level architectural survey of historic resources in two potential historic districts; the Oakcroft Potential Historic Resource Area and the Wheeler Street Potential Historic Resource Area. The selected vendor must be a qualified professional in accordance with the Secretary of the Interior's Standards and Guidelines for Professional Qualifications. Details are fully described in the specifications.

This Request for Proposal (RFP) stipulates the procedures and requirements to be used by the Township in its selection of a Consultant. The Township's Assistant Planner will serve as the project coordinator, providing administrative support to the Consultant and serving as a liaison between the Consultant and the Township's Historic Preservation Commission and staff.

Background

Montclair Township established the Montclair Historic Preservation Commission (HPC) by ordinance in 1994. This all-volunteer board is responsible for protecting Montclair's architectural heritage and increasing public awareness of the Township's historical and cultural resources, including buildings, streetscapes and landscapes. In accordance with the New Jersey Municipal Land Use Law, the Commission surveys buildings, structures, objects, sites and districts located within the Township and assesses their historic significance. The Commission proposes to the Township Council those properties it deems worthy of landmark designation and therefore subject to the Township's Historic Preservation Commission Ordinance. The Commission also advises the Planning Board and the Township Council on all matters with potential impact on the historic buildings, structures, objects, sites or districts, as well as on the physical character and ambience of the Township.

Montclair Township has rich historic resources which were originally documented in the 1982 Inventory of Historic, Cultural and Architectural Resources. The Township adopted a Historic Preservation Element of the Master Plan in 2016. The Township has designated twenty-one local landmark sites and four local landmark historic districts: Town Center Historic District, Upper Montclair Historic District, Pine Street Historic District and Watchung Plaza Historic Business District. The Township has six historic districts on the National and/or State Register of Historic Places, 100 State Register listed sites and 52 National Register listed sites.

More recently, the Township has continued efforts to advance historic preservation. The adoption of Historic Design Guidelines in early 2016 provides detailed guidance for the rehabilitation of existing historic resources and new construction in historic districts, which presently are all commercial districts.

In addition, the Township adopted a new Historic Preservation Plan Element of the Master Plan in November 2016.

The Township of Montclair has been awarded a 2018 Certified Local Government Grant in Aid by the State Historic Preservation Office to conduct a cultural resource survey and prepare a nomination report for two potential historic districts in the Township; the Oakcroft Potential Historic Resource Area and the Wheeler Street Potential Historic Resource Area; as identified in the 2016 Historic Preservation Element of the Township Master Plan. These two potential historic districts would represent the first **residential** local landmark districts in the Township.

Pursuant to this grant award, the Township seeks a qualified professional to produce an intensive-level architectural survey of historic resources in the two potential historic districts (113 properties in the Oakcroft Area and 97 properties in the Wheeler Street Area); including survey forms and photographs of the properties within the potential districts. Following the survey, the qualified professional will prepare a Nomination Report for each of the potential historic districts and present the prepared report to both the Historic Preservation Commission, Planning Board and Township Council, if needed.

Scope of Work

The selected vendor shall be qualified in accordance with the National Park Service *Professional Qualification Standards*, to produce an intensive-level architectural survey of historic resources in the three designated study areas. Surveyed resources will be documented as part of two respective historic districts.

Information generated from this Intensive-level Architectural Survey and preparation of a nomination report will enable the Township's Planning Board, Zoning Board of Adjustment and Historic Preservation Commission to make informed land use decisions in accordance with the municipal Master Plan, local ordinances, and the Municipal Land Use Law. The prepared Nomination Reports will assist the Township of Montclair Historic Preservation Commission in the designation process to list the proposed historic districts in the study area as local landmark districts.

The surveys must be conducted in accordance with the HPO *Guidelines for Architectural Survey* (Guidelines). The survey data will be gathered using a database application provided by the HPO and mapping will be based on GIS data. The results of the survey shall be compiled in a report that presents intensive-level research, eligibility findings, and summarizes the overall survey effort.

Work Products

The following products shall be produced as part of the survey effort:

Intensive-level Survey Documentation

The selected vendor shall conduct an Intensive-level Survey consisting of:

Survey Forms

- Preparation of HPO approved forms for a minimum of 75 historic resources. All forms must be submitted in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access database as provided by the HPO. The hard copy inventory forms will be generated from the database

- Preparation of attachments and eligibility worksheets for those properties identified as potentially individually eligible
- Assessment of “key-contributing" (i.e. individually eligible), “contributing” and “non-contributing” status for all properties surveyed within the potential historic district

Photography

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

Local Landmark District Nomination Report

The selected vendor shall prepare a nomination report for each of the sub study areas. The nomination report should present a final district boundary for the area to be considered for the proposed historic district, a listing of the properties within the proposed district and their contributory or non-contributory status to the district as well as maps, photos and other supporting documentation to justify the designation of the district as a local historic landmark. The final report must be submitted to the Township of Montclair in electronic and hard copy. The electronic copy must be submitted on CD-ROM as a Microsoft Word document.

Coordination & Schedule

The Township’s Assistant Planner will serve as the project coordinator, providing administrative support to the selected vendor and serving as a liaison between the selected vendor and the Township’s Historic Preservation Commission and staff.

The selected vendor will work with the Township to conduct an architectural survey of the properties in the study area.

The selected vendor will hold a kick-off meeting with the stakeholder team consisting of the Township Assistant Planner and identified members of the Historic Preservation Commission to review the study area and generally identify the properties that should be further evaluated as a cultural resource.

The selected vendor will provide an interim report following the primary research collection phase to inform on the progress of the survey and report any key preliminary findings.

The selected vendor will also provide the stakeholder team with a first draft of the nomination report of each study area. The report should include maps of the study area, a proposed historic district boundary and locations of those properties that are qualifying cultural/historic resource. The report should also include a table of the buildings in each study area with attribution on their status within the potential district; i.e. whether they are key, contributing, harmonizing or an intrusion.

Finally, the final report should be consistent with previously approved Township local historic nomination reports. The selected vendor will review existing Township nomination reports for consistency.

Detailed Timeline

Month 1-2

- Hold kickoff meeting with stakeholders
- Conduct primary research of the study area through evaluation of resources at the Montclair History Center, the Montclair Public Library, the Department of Planning & Community Development, Essex County Hall of Records, and the State Historic Preservation Office.
- Evaluate study area for historic context and adjacent properties for potential future district expansions

Month 2-3

- Interim meeting with stakeholders to review progress.
- Preparation of State Historic Preservation Office approved survey forms for qualifying cultural/historic resources.
- Compilation of survey photography including at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey

Month 4

- Interim meeting with stakeholders to review progress.
- Prepare an intensive-level survey nomination report for each study area detailing the cohesive historic context of the area. The report will include a map of the proposed historic district, a listing of the properties within the proposed district and their contributory or non-contributory status to the district as well as maps, photos and other supporting documentation.

Month 5

- Prepare final copies of nomination reports for distribution via paper (20 copies of each report) and electronically.
- Prepare and present to the Historic Preservation Commission the findings of the survey work and the Nomination Report
- Present to Planning Board the Nomination Report
- Present to the Township Council the Nomination Report

Final Deliverables

The selected vendor shall produce two (2) hard copies of all survey products defined above. One complete set is to be distributed to the State Historic Preservation Office. The other complete set will be retained by the Township. A digital set of the survey products will also be provided.

The final nomination reports must be submitted to the Township of Montclair in electronic and hard copy format. A total of 25 copies of the first draft of the reports, for distribution to the HPC, Planning Board and Council, shall be provided. Five copies of the final reports shall also be provided. The electronic copy must be submitted as a Microsoft Word document.

Qualifications

All responding proposals must meet the professional requirements set forth in the Secretary of the Interior's Standards and Guidelines for Professional Qualifications. These requirements are those used by the National Park Service and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

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

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

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

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

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

Municipal historic preservation experience is also preferred.

Proposal Requirements

Proposals should contain the following information:

1. Information about the applicant including:
    a. The identity and background of the individual, partnership, or corporation applying for contract award
    b. Credentials of the project personnel, their managers, and the nature of the supervision
    c. Responsibilities of each of the project personnel
    d. Sub-contractors, if the consultant intends to sub-contract any work required in the scope of services
    e. Sample work products for all personnel.
2. An applicant qualifications statement, including:
    a. Professional qualifications and work experience attesting to capacity to perform the required work program.
    b. Resumes for all project personnel.
3. A detailed explanation of the proposer's approach to this project, including

a. Methodology

b. Proposer's expectations of assistance and services from the Township

c. Technical work plan and project timeline for accomplishing the tasks described in the Scope of Work.

4. Fee for the project, including reimbursables.
5. A client reference list, with names, addresses, telephone numbers, and e-mail addresses (if available) especially for clients for whom the proposer has performed similar services within the past five years
6. Business registration certificate

Submission

Fax submittals will not be accepted. Four copies should be sent to:

Purchasing Agent
Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042
Phone 973-509-4982

DEADLINE FOR SUBMISSION IS 11:00 P.M. ON MAY 8, 2019

APPENDIX C

PROJECT TEAM RESUMES

Margaret M. Hickey, AIA

Historic Preservation Specialist
Principal-in-Charge
NJ License: 21A101824500

Experience

Historic Preservation Specialist
Connolly & Hickey Historical Architects
Cranford, New Jersey
September 2003 – Present

As Historic Preservation Specialist, Ms. Hickey is responsible for architectural design and restoration, stabilization and rehabilitation of historic buildings and the identification and certification of cultural resources. Margaret oversees the production of historic preservation planning reports including Interpretive Plans, Condition Assessment Reports, Historic Preservation Plans and Historic Structures Reports, and she is responsible for the preparation of cost estimate. She also prepares grant applications for public funding for planning and capital projects.

Historic Preservation Specialist
Glen Ridge HPC
January 2018 - Present

Serves as Secretary to the Historic Preservation Commission, reviews all applications for completeness and advises members on compliance to the *Standards for Rehabilitation*, attends monthly HPC meetings, coordinates with the Building Code Official on permit applications, and inspects projects under construction for compliance.

Historic Preservation Specialist
The Office of Herbert J. Githens Architect & Planner
Montclair, New Jersey
August 1999 – August 2003

Restoration, stabilization and rehabilitation of historic buildings. Identification and certification of cultural resources. Documentation of historic structures including drawings, photos and written descriptions. Development of design and contract documents. Historic preservation planning reports include Condition Assessment Reports, and Historic Preservation Plans.

Program Officer
New Jersey Historic Trust
Trenton, New Jersey
March 1996 – August 1999
January 1994 – March 1996 Intern

Margaret was responsible for the administration of grant-funded projects, the evaluation of applications, review of contract documents for compliance with Secretary of the Interior's *Standards for the Treatment of Historic Properties*, monitoring construction performance, and processing grant disbursements.

Memberships

American Institute of Architects

Association for Preservation Technology International

Preservation New Jersey

Education

New Jersey Institute of Technology
School of Architecture, Newark, NJ
B. Architecture

Columbia University
Graduate School of Architects, Planning and Preservation
New York, NY
M.S. Historic Preservation

Connolly & Hickey
HISTORICAL ARCHITECTS

Continuing Education

Small Project Process and Products Revealed
American Institute of Architects

Catching Up with AIA Contract Documents
American Institute of Architects

Envelope Performance Testing, Modeling and Monitoring
Association for Preservation Technology International

The Use of Substitute Materials on Historic Preservation Projects
Association for Preservation Technology International

Introduction to Construction Cost Estimating
New York University School of Continuing Education

Volunteer

Preservation New Jersey
10-Most Endangered Historic Properties 2018

Chair, Preservation New Jersey
10-Most Endangered Historic Properties, 2015 – 2017

Appearance on Comcast Newsmakers for 2017 10-Most List

Lectures

Learning from Loss: Strategies for Saving Endangered Sites presented at "Building a Place for History," New Jersey History and Historic Preservation Conference, June 2016

Getting Your Historic House (Museum) in Order: Foundation Documents for Managing Your Historic Property presented with Dorothy Hartman, principal of History in the Making. This lecture was presented as part of the Kean University's Historic Preservation Program, November 2015 and the Rutgers, Camden Historic Preservation Program, September 2016

Applying the Secretary of the Interior's Standards for Rehabilitation to Residential Properties presented at "New Perspectives on the Past," New Jersey History and Historic Preservation Conference, June 2015

Hinchliffe Stadium: The Research for a National Historic Landmark Nomination presented at the 2010 New Jersey Historic Preservation Conference, June 2010

Brielle Road Bridge: The Last Belidor-Type Bascule Bridge in New Jersey presented to the Roebling Chapter of the Society of Industrial Archaeologists, October 2008

Restoration of the Henry Doremus House and Vreeland Outkitchen presented to the Montville Historical Society and the Montville Woman's Club, October 2007

Inclined Plane 2 East and Lock 2 East of the Morris Canal presented to the Canal Society of New Jersey, January 2007

The Process of Preservation presented to a joint meeting of the Construction Specifications Institute and the South Jersey Chapter of the American Institute of Architects, February 2006

Tours Given

Architectural Tour of the Historic Buildings at Waterloo Village – presentation of the historic architecture of Waterloo Village as part of Canal Day at Waterloo in June 2008 and 2009 on behalf of the Canal Society of New Jersey.

Four Centuries in a Weekend at the Oswald Nitschke House, Kenilworth, NJ – preparation of the tour for the docents at the grand opening of the Oswald Nitschke House to the community. This was done in consultation and with input from members of the Kenilworth Historical Society. October 2004.

Thomas B. Connolly, AIA

Principal Architect
Principal-in-Charge
NJ License: 21A101699200
PA License: RA403776

Experience

Principal Architect
August 2005 – Present

As Principal Architect, Mr. Connolly provides project management and coordination and direct client contact. He is also responsible for documentation of existing conditions, drafting, schematic design, design development studies, contract document preparation including drawings and specifications, cost estimates, contractor prequalification, bidding, and contract administration services. Tom also contributes to historic preservation report information including code analysis, estimates of probable costs, design and material recommendations, and report graphics and illustrations.

Senior Architectural Designer
Connolly & Hickey Historical Architects
Cranford, New Jersey
August 2003 – August 2005

Historic Preservation Consultant
Montclair HPC
July 2018 - Present

Reviews applications to the Historic Preservation Commission for compliance to the *Standards for Rehabilitation*, attends monthly HPC meetings, coordinates with the Planning Dept. on applications, and inspects projects under construction for compliance.

Designer/Drafter
The Office of Herbert J. Githens Architect & Planner
Montclair, New Jersey
August 1994 – August 2003

Sketching and measuring of existing conditions, drafting of existing conditions, schematic design, design development studies, contract documents including drawings and specifications, contractor prequalification, bidding, contract administration services. Historic preservation study report graphics and illustrations.

Researcher
Bhavnani & King Architects
New York, New York
May 1994 – August 1994

Collection of historic documentation in an attempt to provide an overview of the important historic resources within several Northern New Jersey towns. The results of the research were incorporated in a Summary Report.

Memberships

American Institute of Architects

Association for Preservation Technology International

Education

New Jersey Institute of Technology
School of Architecture, Newark, NJ
B. Architecture

Union County College
Cranford, NJ
A.A. Architecture

Connolly & Hickey HISTORICAL ARCHITECTS

Continuing Education

Cast Stone and
Historic Concrete Rehabilitation
2010

Various Building Codes Seminars
2007 to present

The Use of Substitute Materials on
Historic Preservation Projects
Association for Preservation
Technology International

Structuring Contracts
American Institute of Architects

Best Laid Plans –
Business Planning for Small Firms
American Institute of Architects

Volunteer

Board Member, Cranford Historic
Preservation Advisory Board

Cranford District Management
Corporation, Board Member

Community Outreach/Associations

Cranford Business Alliance, Member

Cranford Chamber of Commerce, Member

Lectures

The Process of Preservation presented to a joint meeting of the Construction Specifications Institute and the South Jersey Chapter of the American Institute of Architects, February 2006

The Exterior Restoration and Structural Stabilization of the Nathaniel Drake House presented on Four-Centuries-in-a-Weekend and the Grand Re-Opening of the Drake House Museum, October 2006.

Critical Care for Your Building's Envelope: Why It Deteriorates and How to Fix It presented at the New Jersey History and Historic Preservation Conference, June 2018

Beth A. Bjorklund

Historic Preservation Specialist

Experience

Historic Preservation Specialist
Connolly & Hickey Historical Architects
Cranford, New Jersey
May 2010 – Present

Ms. Bjorklund is responsible for the research of historic sources, determination of site significance and interpretation and development of written histories, contexts and significance statements, and development of use and interpretation plans. Beth assists with existing condition documentation and recommendations for restoration. She also specializes in the preparation of historic preservation planning documents including Historic Preservation Plans, Historic Site Master Plans and Historic Structures Reports, and preparation of National Register Nominations. She also prepares grant applications for public funding for planning and capital projects.

Historic Consultant
Connecticut Trust for Historic Preservation
Hamden, Connecticut
February 2011 - May 2011

Preparation of Historic Resource Inventory forms for the Historic Barns of Connecticut project, which included architectural descriptions, historic significance, and environmental descriptions of historic barns throughout the state of Connecticut.

Graduate Assistant
Center for Historic Preservation
Muncie, Indiana
August 2010 – May 2011

Research of historic sources, documentation of historic structures, development of written histories, contexts and significance statements, and determination of site significance. Historic preservation planning reports including Historic Structures Reports, Historic Site Inventories, and preparation of National Register Nominations.

Historic Preservation Intern
Preservation New Jersey
Trenton, New Jersey
May 2010 – August 2010

Updating of the "10 Most Endangered Historic Sites of New Jersey" database for 1995-2010 with research on all previously listed historic sites.

Education

Ball State University
Muncie, Indiana
M.S. Historic Preservation

Salve Regina University
Newport, Rhode Island
B.A. Cultural and Historic Preservation, magna cum laude

Continuing Education

ArcGIS: Introduction Series
Rutgers University
October 2012

ARCUS Professional Fellowship
March 2017 – January 2018

Publication

"Dr. Helen L. Miller: Advancing Medicine & Cancer Detection in Northern New Jersey." www.GardenStateLegacy.com. Issue 27, March 2015.

Connolly & Hickey
HISTORICAL ARCHITECTS

APPENDIX D

INFORMATION ON MONTCLAIR HISTORIC PRESERVATION COMMISSION

MONTCLAIR TOWNSHIP HISTORIC PRESERVATION COMMISSION

The Montclair Historic Preservation Commission (MHPC), established by ordinance in 1994, is responsible for protecting Montclair's architectural heritage and increasing public awareness of the unique historical and cultural dimensions of the Township's buildings, streetscapes and landscapes. In accordance with the State Municipal Land Use Law, the commission surveys buildings, structures, objects, sites and districts located within the Township and researches and evaluates them for their historic significance. The commission proposes to the Township Council those properties it has found to be worthy of landmark designation and therefore subject to the Township's Historic Preservation Commission Ordinance.

The Commission also advises the Planning Board and the Township Council on all matters which have potential impact on the historic buildings, structures, objects, sites or districts in the Township or on the physical character and ambience of any portion of the Township or region.

The Department of Planning & Community Development provides all administrative support staffing to the Historic Preservation Commission.

There are currently:

- 4 locally landmarked historic districts: Town Center Historic District, Upper Montclair Historic District, the Pine Street Historic District, and Watchung Plaza.
- 64 individually designated landmarks.
- 6 National and State Registered Historic Districts, and numerous properties that have been determined eligible for listing on the two registers
- 100 State Register listed sites
- 52 National Register listed sites

The Commission reviews and approves changes to properties within these districts and to all other local historic landmark properties. The Commission holds public hearings for this purpose once a month, every fourth Thursday in the Council Chambers on the first floor of the Municipal Building at 205 Claremont Avenue.

If you own or know of a building that you believe should be landmarked, please contact the Township representative at 973-509-4955 and we would be happy to assist in the process. If you own or have a business located within a locally landmarked property and would like to alter its appearance, please complete an Application for a Certificate of Appropriateness. For more information, please contact the Township at 973-509-4955.