INTENSIVE-LEVEL ARCHITECTURAL SURVEY

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

WHEELER STREET SUPPLEMENT

FOR

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

BY

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Project No. 1915C

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This report has been financed in part with the federal funds from the National Park Service, U.S. Department of the Interior, and administered by the New Jersey Department of Environmental Protection, Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the U.S. Department of the Interior.

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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 for the New Jersey and National Registers of Historic Places 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 113 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

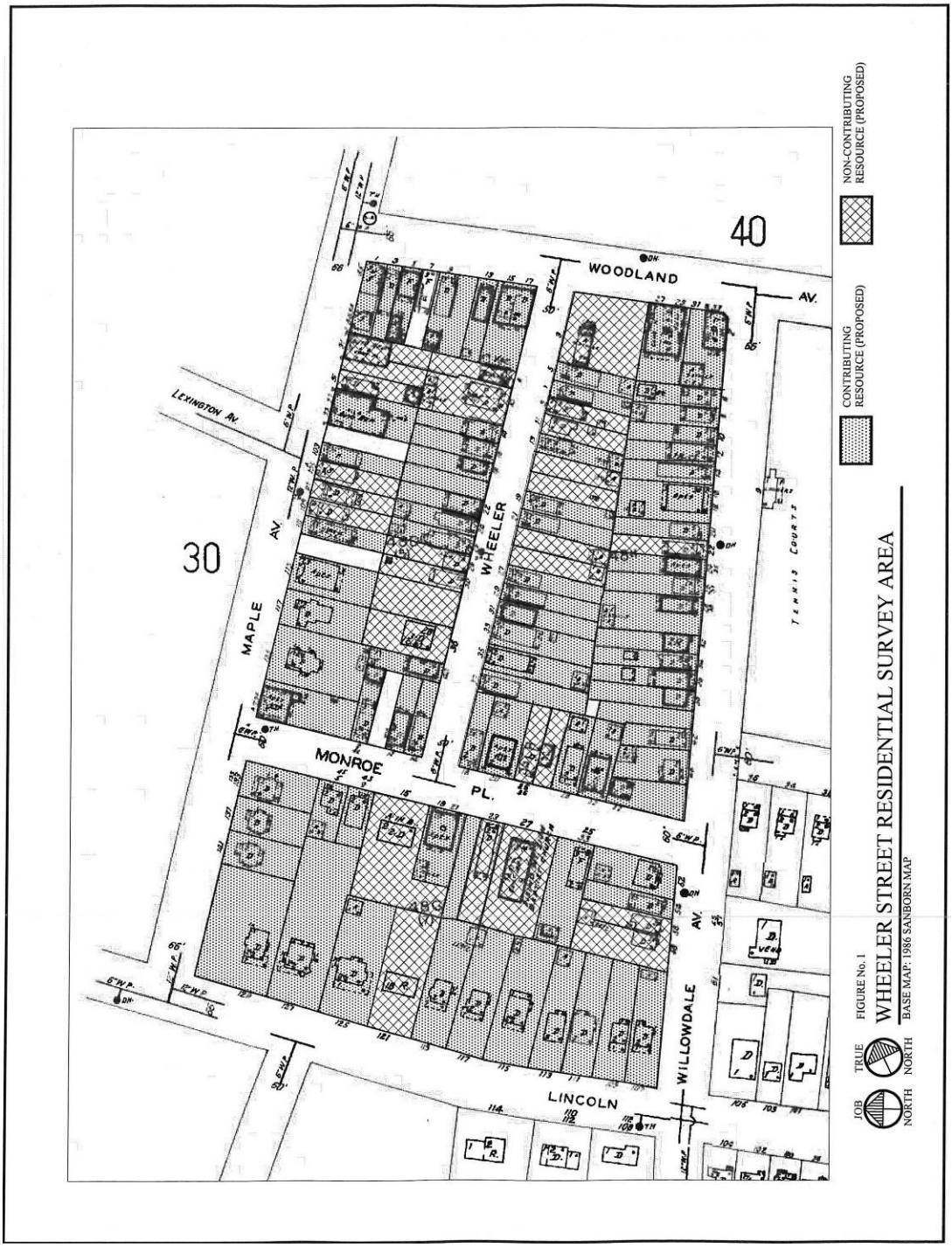


Figure 1
Wheeler Street Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

INTRODUCTION



Figure 2
Aerial View of the Wheeler Street Residential Survey Area

INTRODUCTION

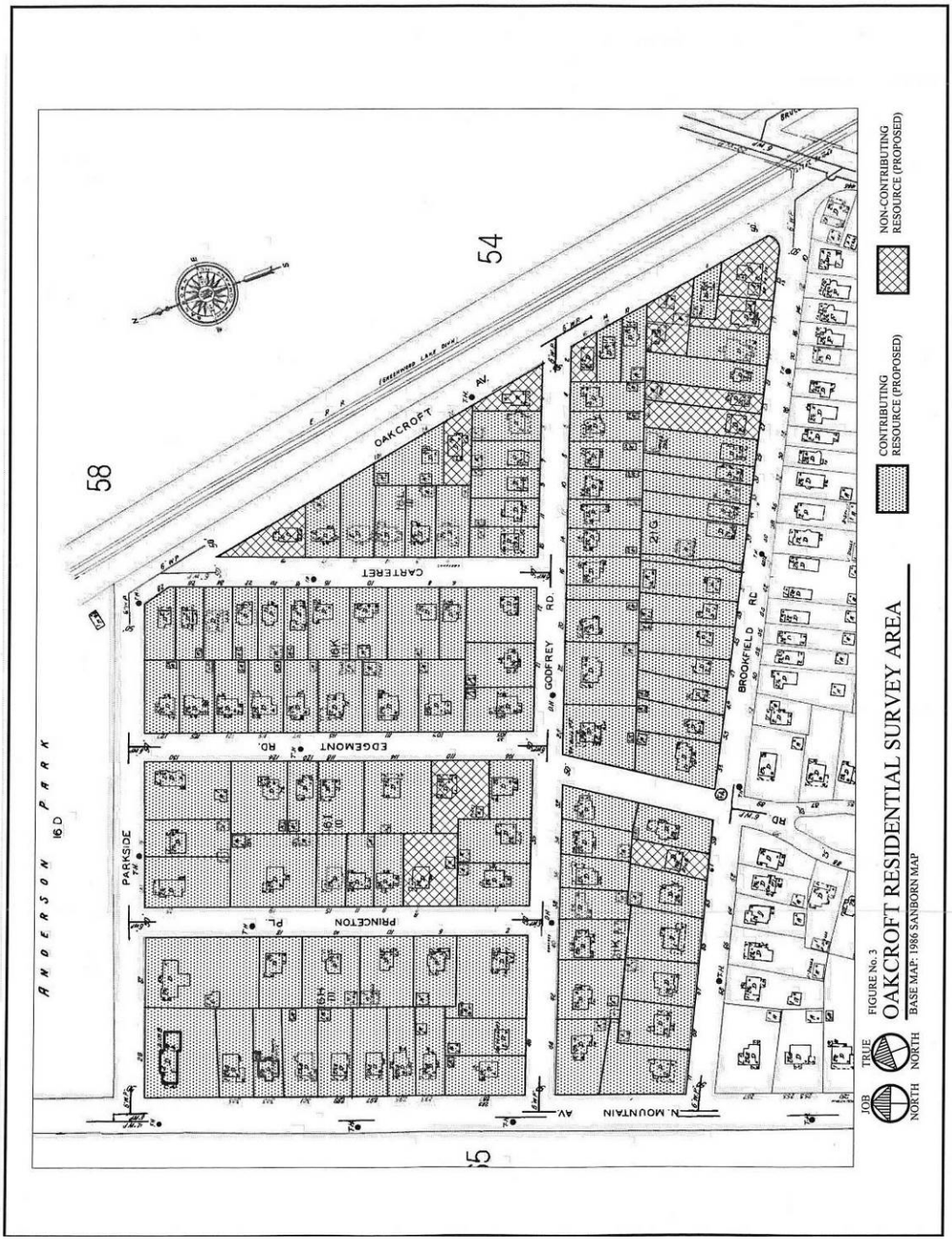


Figure 3
Oakcroft Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

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.

SETTING

Natural Environment of the Survey Area

Wheeler Street Area

The survey area is located in the South End of Montclair Township, to the southwest of Bloomfield Avenue and the Bay Street Train Station, which is located along Pine Street. Maple Avenue, which creates the northwest boundary of the survey area, is a mixed-use commercial and residential street, but because it is not a through street, it T-intersects with Lincoln Street, traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. Montclair Township has several commercial districts within its six-plus square miles of land mass, but Bloomfield Avenue is considered its largest and the "center" of what was Cranetown. The Wheeler Street area is set to the south of Glenfield Park, an Essex County Park developed in the early-20th century when Toney's Brook, occupying its northeast corner, ceased use for manufacturing purposes. Toney's Brook is historically significant for its association with the limited manufacturing that occurred in Montclair in the 19th century and is one of the two streams within the township that supported residential and agricultural development in the 16th and 17th centuries. Located in the northwest corner of the park along Maple Avenue is the Glenfield Middle School. The main building was constructed in the late 19th century and is a fine example of a school building articulated in the Colonial Revival style. The five blocks that make the survey area include portions of Maple Avenue, Lincoln Street, Woodland Avenue and Willowdale Avenue. Maple Avenue, as noted previously, connects this area with Bloomfield Avenue. Woodland Avenue and Lincoln Street, which run in an east/west direction, connect Montclair with Glen Ridge. Willowdale Avenue, which runs in a general north/south direction and T-intersects with Woodland Avenue, is the near eastern boundary with Glen Ridge. Wheeler Street and Monroe Place, laid out c. 1906 around the time Glenfield Park was developed, are contained within the four surrounding streets. The grade rises from Glenfield Park to the north up to Lincoln Street to the south, and from Willowdale up to the west along Monroe Place so that the change in grade is most prominently evident at the intersection of Wheeler Street and Monroe Place. Other than Maple Street, the survey area is composed primarily of a dense mix of multi-family residences and apartment buildings with a handful of single-family residences at the south end of the survey area along Willowdale and Lincoln Street. This mix of building types does create a more staggered rhythm of the buildings along Maple Avenue and Monroe Place as the residential buildings tend to be set back from the street where the apartment and commercial buildings are set at the sidewalk. The setbacks along Wheeler Street, Willowdale Avenue, and Lincoln Street tend to be more consistent with those along Lincoln Street with greater setbacks to create front lawns of some substance. In terms of scale, the residential houses tend to be two-story or two-and-a-half stories in height with a mix of rooflines and the apartment buildings, which range in breadth, are typically also two stories with partially exposed basements. Their floor-to-floor heights, however, are taller making their overall massing greater than the residential house units in both breadth and height. The apartment buildings tend to have low-slope roofs set behind parapets.

The streetscapes typically have concrete sidewalks on both sides with a grassy median between the sidewalk and the Belgian block street curbing. 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.

SETTING



Figure 5
View looking west toward Monroe Place from Woodland Avenue along Wheeler Street.
(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 6
View looking northwest toward at Willowdale Avenue with the Freeman Tennis Club to the left and the properties along Willowdale Avenue on the right-hand side of the image.
(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 7
View looking south along Monroe Place from just above the intersection with Wheeler Street, located to the left. Note the rise in the grade at this location along Monroe Place. (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 8
View looking northeast toward the east side of Lincoln Street. (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 9
View looking northwest along Woodland Avenue at 33 and 27-29 Woodland Avenue, which are set across from Glenfield Park. (Image taken by: Margaret M. Hickey, AIA)

Built Environment of the Survey Area

Wheeler Street Area

The majority of the housing stock found throughout the survey area is a fine representation of early-20th-century suburban residential architecture leaning more toward an urban density based on the prevalence of multi-unit buildings versus single-family residences. The buildings date primarily from 1910 to 1929 except for the single-family residences along Lincoln Street; most of these were constructed a few years prior to 1910. The housing represents a simple articulation of architectural detailing with greater prevalence on classical detailing and a few examples of the eclectic styles, such as the Queen Anne and Colonial Revival styles, which used more ornate features. 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, parapet detailing, porches, their overall massing, fenestration patterns, and their relationship with the street and their neighbors. There are a few buildings that are newer construction two on the west side of Wheeler Street, and there are several that have had their facades modified stripping them of their traditional finishes and fenestration patterns. There are several buildings with rear additions, but most are hardly visible since the buildings maximize the narrow lots making the rear of the properties not visible from the street. The use of synthetic siding and/or replacement windows and the enclosing of previously open or partially-enclosed front porches is common; the replacement of windows being the most common. Although historic districts tend to deal more with outside architectural appearance and less with the development of the "plan," the architecture in this survey area is more about the plan; specifically, how the plans are stacked to maximize the narrow lots and to meet the demand for affordable housing in what developed, historically, as a middle- and upper-middle class suburb as seen in the architecture of the neighborhoods that developed north of this survey area.

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 Wheeler Area

The Wheeler Street survey area sits on the north boundary of Glen Ridge and is bounded by Woodland Avenue to the east, Willowdale Avenue to the south, Lincoln Street to the west, and Maple Avenue to the north and is located only a few blocks west of Bloomfield Avenue. The survey area was little developed until the early-20th century when the properties were laid out and multi-family two-story residences and low-rise apartment buildings were constructed primarily between c. 1910 and 1929 along these blocks. As noted in the historical overview, Cranetown was primarily an agricultural community well into the early-19th century relying on Newark for most of its manufactured goods and services. Although this agricultural development occurred near the region's two rivers, Second River and Third River, there was little evidence of significant commercial activity until Israel Crane, a descendent of the original Connecticut settlers to Cranetown, developed a cotton and woolen mill along Toney's Brook circa 1812. Israel Crane, according to Whittemore,

[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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was already involved in milling in Paterson with Charles Kinsey since 1801.[16] The West Bloomfield Manufacturing Company was established c. 1812 by Crane, Daniel P. Beach, E.P. Stiles, Michael Cockfair, Peter Doremus and possibly others, and two mill buildings were constructed for the production of cotton and woolen goods.[17] These buildings were located in the area of present-day Glenfield Park along Toney's Brook. The length of time of operation is unknown but by 1827, the site was leased to Henry Wilde and Sons for the manufacture of broadcloths, that is, plaid shawls. Wilde was apparently from Yorkshire England and had worked in the milling business there before moving to the United States. Again, according to Whittemore, the company employed approximately 100 people, many of whom came from England. The waterpower of the brook was used for the spinning and carding[18] of the wool while the workers created the final product on hand looms.[19] As noted previously, the water output from Toney's Brook made milling in the region in the 17th century undesirable and this remained an issue in the early-19th century; the waterpower output was insufficient, so Wilde changed to a lighter weight fabric and switched to producing flannel. The company was impacted by the national financial panic in 1837, the senior Wilde withdrew from the company in 1839, the name was changed to Wilde, Faulkner & Co., and production changed to making calico prints[20]. Manufacturing of cotton fabrics continued until 1853.[21] One of the mill buildings burned but the remaining structure was leased to Grant J. Wheeler in 1856. Crane, Wheeler & Co. manufactured paper and oakum but this only lasted a year and the company was reorganized under the name J. G. Wheeler & Co. to manufacture straw board. Apparently, Wheeler and his partner, James C. Beach, invented the process but due to conflicting patents and other hindrances, the business operations ceased in 1887 in Montclair.[22]

Based on the historic maps, in 1881, Wheeler's factory buildings were located on the south side of Bloomfield Avenue near Maple Avenue, and Wheeler owned the entire survey area from Woodland to Lincoln and Willowdale to Maple as well as other property adjacent to this block. By 1890, there is little change despite the loss of the company, whose buildings are still shown on the map. Reviewing the 1906 Essex County Atlas by A.H. Mueller and the 1907 Sanborn maps, there is a distinct change from Bloomfield Avenue to Lincoln Street. The property along Bloomfield at the corner of Maple Avenue is still owned by the Wheeler Company but most of the buildings are gone. The Maple Avenue School (currently the Glenfield Middle School), which was constructed in 1896, is shown to the south of the Wheeler property in the same block. The southwest corner of Maple Avenue and Woodland is laid out for new lots on property owned by James C. Beach but no buildings are indicated. Mid-block on the north side of Woodland on property formerly owned by Wheeler there is an odd-shaped plot layout with a street, Grove Place, running to the south of the school and along that a dead-end block, named Center, was created, plotted and a few frame buildings constructed. Beyond Grove Place to the east is a building called the Montclair Poor Farm. Within the survey area, Wheeler Street has been cut through, the plots for future construction have been laid, and there are several buildings constructed along Lincoln Street and one building near the corner of Monroe Place along Maple Avenue.

[16] Whittemore, 35-36.
[17] Whittemore, 36.
[18] Carding is a mechanical process that disentangles, cleans and intermixes fibers to produce a continuous web or sliver suitable for subsequent processing.
[19] Whittemore, 36.
[20] A cotton fabric with a printed pattern.
[21] Whittemore, 36 - 37.
[22] Whittemore, 37.

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There is a definite path for development in the area, it appears. However, by 1909 when the Ward map is created by the Interstate Map Company, the entirety of the block at the corner of Woodland and Maples Avenue is now Maple Avenue Park and the proposed development on John Beach's property, the Montclair Poor Farm building, and those small frame buildings on the proposed Center street are gone. The park buildings were constructed c. 1910 after Montclair had given the park to Essex County. Essex County incorporated it into their park system, which was designed by the renowned landscape architecture firm, the Olmstead Brothers. The park buildings were designed by F.A. Wright.[23] According to *Montclair African-American History Resource Guide*, the children of the residents of the survey area attended this school until they reached high school age before the Montclair school system was integrated.[24]

Along Lincoln Street and the south end of Maple Street near Lincoln, single-family homes were constructed before the streets around Wheeler were developed. By the time of the 1910 census, these typically remained single-family residences either rented or owner-occupied to white-collar workers. Many had maids who were from Europe. 127 Lincoln Street was owned by Alfred Sidman, who was an accountant for a rubber company, his son was a mechanical engineer, and his sister-in-law, who lived with his family, was the principal at a school. The other single-family homes include 95 and 141 Maple Avenue; 115, 117, 119, 127, 125, and 129 Lincoln Street.

Based on the 1910 Census and the 1910 and 1912 Directories, there were only a handful of residences on each of the streets within the survey area, except for Lincoln Street, which was almost fully developed. The houses, when constructed, were primarily either owned by Italian immigrants who then rented their other apartments to African Americans who were predominantly from the southern states, such as North Carolina, Virginia, and Maryland, or were entirely rented to African Americans, also from southern states. The owners and tenants were predominantly laborers either in construction or as domestic workers. Both the Italian immigrants and the African-American families also took on boarders with sometimes upwards of nine people living in one rental unit when counting head-of-house, spouse, children, and boarders. Many of the immigrants came to the United States in the previous ten to 12 years and often had children that were born in New Jersey. Properties constructed at that time that followed these two trends include: 11 Wheeler Street; 17 Wheeler (currently an empty lot); 19 Wheeler Street; 27 Wheeler Street; 29 Wheeler Street; 6 Willowdale Avenue; and 38 Willowdale Avenue. The building permit records indicate that area was being prepared for development as early as 1908 with a handful of permits on Wheeler Street to move structures and build foundations. Based on these permit cards, there may have been a handful of structures that were not consequential enough to be noted on the maps but needed to be removed in order to begin development.

Despite the few permits pulled in 1908 and 1909, Wheeler Street and the surrounding streets developed rapidly primarily after 1910 when there is an increase in permits for new construction and continued the trend of multi-family residences but also included the construction of a few low-rise apartment buildings. Per the census records and extant conditions, the apartment buildings were located primarily on Monroe

[23] "The Development of a County Park System," *American Architect and Architecture*, Volume 106/No. 2035, December 23, 1914, 381 - 384.
[24] Shepard, 116.

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Place, Maple Avenue and Woodland Avenue with one on Wheeler Street. 29 Woodland Avenue, also called the Luciano Building, is an impressive three-story apartment building that was rented primarily by African Americans. Per the 1915 New Jersey Census, most worked as domestics, the men as gardeners or chauffeurs and the women as maids and laundresses. At the same time, the population began to include natives of the West Indies and a handful of other Europeans, but the majority of the residents remained African American and Italian. Sometime between 1910 and 1930, the street numbering changed in the area placing people in specific buildings difficult. However, it is clear 27-29 Woodland (the Luciano Building) was occupied by a grocery owned by Luigi Caruso; the directories showed that he sold meats and vegetables. He also lived here with his family and other tenants. The grocery remained active until at least the mid-1950s. At the same time, the Columbus Athletic Club also met here. Next door, 33 Woodland Avenue (also referred to as 35 Woodland) appears to have had retail of some type and the ground floor became the home of the Montclair Women's Community Circle before 1961; this is a social club that remains today.[25] Based on the directories and census records, the neighborhood remained consistent until at least the 1940s. The information available begins to show less residents working as domestics, a continuation in the construction trades, but also more in a variety of fields including as public employees, hospital workers, and postal workers. There are several references to residents working for the Work's Progress Administration, which is logical since it was created to put out-of-work laborers, such as masons and carpenters, to work in constructing public projects. By 1951, there appears to be a significant increase in residents working in a factory setting or enlisted in the armed forces. For instance, Leon Bryant living at 28 Wheeler Street is an aircraft worker and Lucas Choice living at 19 Wheeler is a machinist. Beginning in 1940 and into 1950 more residents are enlisted in the armed forces as well. Howard Garrett, Jr. living at 30 Wheeler Street is listed in the US Army; his father was a WPA worker in 1941. Another career not seen previously is a restaurant worker. Many remained employed as store clerks and construction laborers, but domestic work appears on the wane. By the time of the 1961 Directory, there remain a few of Italian descendants but not as many as previously. Where the homes are owner-occupied, the ownership has changed from the Italian descendants to African-American families, but rentals, as seen in the previous decades, outnumber the owner-occupied apartments. The exception throughout the historical development of the survey area are the properties along Lincoln Street, which appear to all be owner-occupied in 1961 as they were constructed as single-family residences. Maple Avenue, which is more commercial in nature, sees a handful of vacancies and limited owner-occupied residences as well.

In the search through the city directories and the census records, a few families showed up repeatedly and help to tell the story of the early development in the Wheeler area and those that lived there. 95 Maple Avenue, which is located closer to Woodland Avenue, was owned by Pasquale Ucci and he lived there with his wife and their four daughters, aged 2 to 11. He had immigrated to the US in 1896 and was shown as renting 30 Cherry Street in the 1900 U.S. Census and living with his wife, one daughter, a sister, brother, father in-law and a boarder. (Cherry Street no longer exists but was a dead-end street off of Pine Street one block north of Bloomfield Avenue.) Similar to many immigrants, multiple generations often lived under one roof until the resources could be saved to purchase their own place as seen for the Ucci family in the purchase of 95 Maple Avenue. (By 1918 Ucci had moved to Cedar Grove according to his World War I draft card.) His neighbor at 111 Maple Street in 1910 is Clinton Summers, an African-American from Virginia who

[25] Shepard, 44.

was living at 19 Pine Street in 1900 making him also a neighbor of Ucci c. 1900. Summers was 45 years old in 1910 and appears, from the US Census, to be the only African-American to own his home at that time. He was a slater by trade. In the 1900 US Census, he is living with his sister and niece but based on the age of his children by 1910, his family appears to be living elsewhere supporting a common practice of migrants traveling north to find work until they have enough money to move their family. By 1920, his wife Ada is a widow and one of his children, Clinton Jr. is a butler living with her, and another relative, Douglass, is a janitor living nearby at 115 Maple Avenue.

Aubrey Lewis was a resident of the Wheeler Street neighborhood during its early period of development. Mr. Lewis, born in Montclair in 1935, was one of New Jersey's greatest high school athletes, a track and football star at Notre Dame, one of the first African-American men in a training class for the Federal Bureau of Investigations, an executive at F.W. Woolworth, and a commissioner of the NJ Sports & Exposition Authority when it developed the Meadowlands Sports Complex. According to the *1940 U.S. Census*, he was five years old and living with his father, Clem, a pipe fitter, his mother, and his three sisters at 38 Willowdale Avenue. His parents had lived on Willowdale Avenue as early as 1930 according to the *1930 U.S. Census,* which was soon after they were first married.[26] According to his obituary in the *New York Times* in December 2001, Mr. Lewis was an "all-American halfback at Montclair High School in the early 1950's, running for 49 touchdowns and close to 4,500 yards in leading the school to two state championships. He set state records in the 100-yard dash, the 220 and the discus, and he played on undefeated basketball teams." [27] While at Notre Dame he set numerous school records in track and winning the collegiate 400-meter hurdles championship in 1956," and as a half-back for the football team from 1955 to 1957, "played on the team that snapped Oklahoma's 47-game winning streak."[28] He was recruited by the F.B.I. in 1962 and was one of the first two African-American men to be recruited for the bureau's training academy. After the F.B.I., he became an executive at Woolworth and held numerous government positions until his death in 2001 at the age of 66.

The architecture within the survey area, excluding the single-family residences along and immediately adjacent to Lincoln Street, generally fit into two categories: two- to four-family residences and low-rise walk-up apartment buildings with a smattering of single-family residence on Willowdale Avenue and Maple Street. The multi-unit housing was constructed primarily of masonry and articulated in masonry, wood or a combination of both, with the use of masonry side walls being more prevalent than would be found in other areas of town. The use of the masonry side or party walls was typically in response to an increased reliance on building codes and as a means of reducing the risk of fire between the closely spaced buildings. The fronts of the buildings were treated, in many instances, utilizing the architectural details of the popular styles at the time such as Queen Anne, Colonial Revival, Italianate, and Craftsman. Some good examples include: 8, 14, 28 and 33 Monroe Place; 5, 16, 18, 19, 26 and 27 Wheeler Street; 33, 35, and 37 Wheeler Street, which follow the same plan with slightly different front façade treatment; 111 Maple Avenue; and 8, 12, 14, 26, 28, 32, 34,

[26] *1930 and 1940 U.S. Census*. (Available from the Internet: Lehi, UT, USA: Ancestry.com Operations Inc, 2006). The 1930 U.S. Census record the age when first married, Clem Lewis notes he was married at 25 and he was only 26 according to the same census record.
[27] "Aubrey Lewis, 66, Athlete, Who Was an F.B.I. Pioneer", *The New York Times,* December 13, 2001, Section C, page 15.
[28] "Aubrey Lewis, 66, Athlete, Who Was an F.B.I. Pioneer", Section C, page 15.

and 38 Willowdale Avenue. These residences illustrate economical building practices by placing multiple families in a single building that would be about the size of a moderate-sized home in an upper-middle-class neighborhood at the time. They provide the amenities found in a single-family home without lawns but often incorporate one- and two-story porches to provide outdoor living space. Many of the homes incorporated elaborate detailing on the exterior and as seen in the fenestration, stained and art glass transoms, clerestory openings, and bay window projections were prevalent. In a review of the building permits, most properties were developed by individuals and this can be seen in the changes from building to building the width, depth, height, fenestration patterns, and detailing of the façade. However, 33, 35 and 37 Wheeler Street, which are set side-by-side at the west end on the south side of the street, have similar plans, fenestration patterns, rooflines and other detailing, and all three were constructed in 1926 at a cost of $10,000 each for Michael De Ponte.

The low-rise walk-up apartment buildings, of which there are several examples in the survey area, reflect a departure from the tenement buildings of the previous century and were influenced by the City Beautiful Movement. These buildings often offered improved window exposure, and plan layouts of one and two-bedrooms with private kitchens and baths. Again, the lots, once the buildings maximized them, offered little by way of open space but as seen in the Wheeler survey area, Glenfield Park was only a block or two away and could serve, as intended, as a stand-in for a rear yard. Similar to the multi-family houses, repetitive layouts along a double-loaded corridor offered an economical way to provide desirable yet affordable housing. These buildings were more muted in their architecture, and were mostly executed in masonry, again to reflect a greater need to help reduce fire but also for ease of construction and less maintenance. The architectural stylings that lent themselves the best to the apartment complex form were the Colonial (or Classical) Revival, Italianate, and Craftsman for both the simplicity of the forms in other building models and for the ability of the details to be simplified or applied at specific features, such as at the cornices and the window openings, without having to change the box form of the apartment block. Examples in the Wheeler survey area include 1, 5, 15-17, 27-29, and 33 Woodland Avenue; 115 and 129 Maple Avenue; 17-19, 20, and 32 Monroe Place; 16, and 24 Willowdale Avenue.

The architecture of the Wheeler survey area is interesting and presents an eclectic approach that is harmonious in scale and rhythm along the street frontage. However, the historical and cultural interest may lie less in the individual buildings themselves and instead in the development as a whole and the potential story of migrants from the south and immigrants from Europe, mostly Italian, pursuing the same goals while living together for approximately 40 years and possibly longer if more families like that of Mr. Ucci and Mr. Summers moved from older immigrant and migrant communities to this newly developed neighborhood, put down roots, adapted to changing demographics, and created today what can be readily seen in the day-to-day activities on the street as a tight-knit community.

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Figure 10

1907 Sanborn Fire Insurance Maps (Sheet 13) showing the Wheeler Street 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 13. (Available from the Internet: Library.Princeton.Edu)

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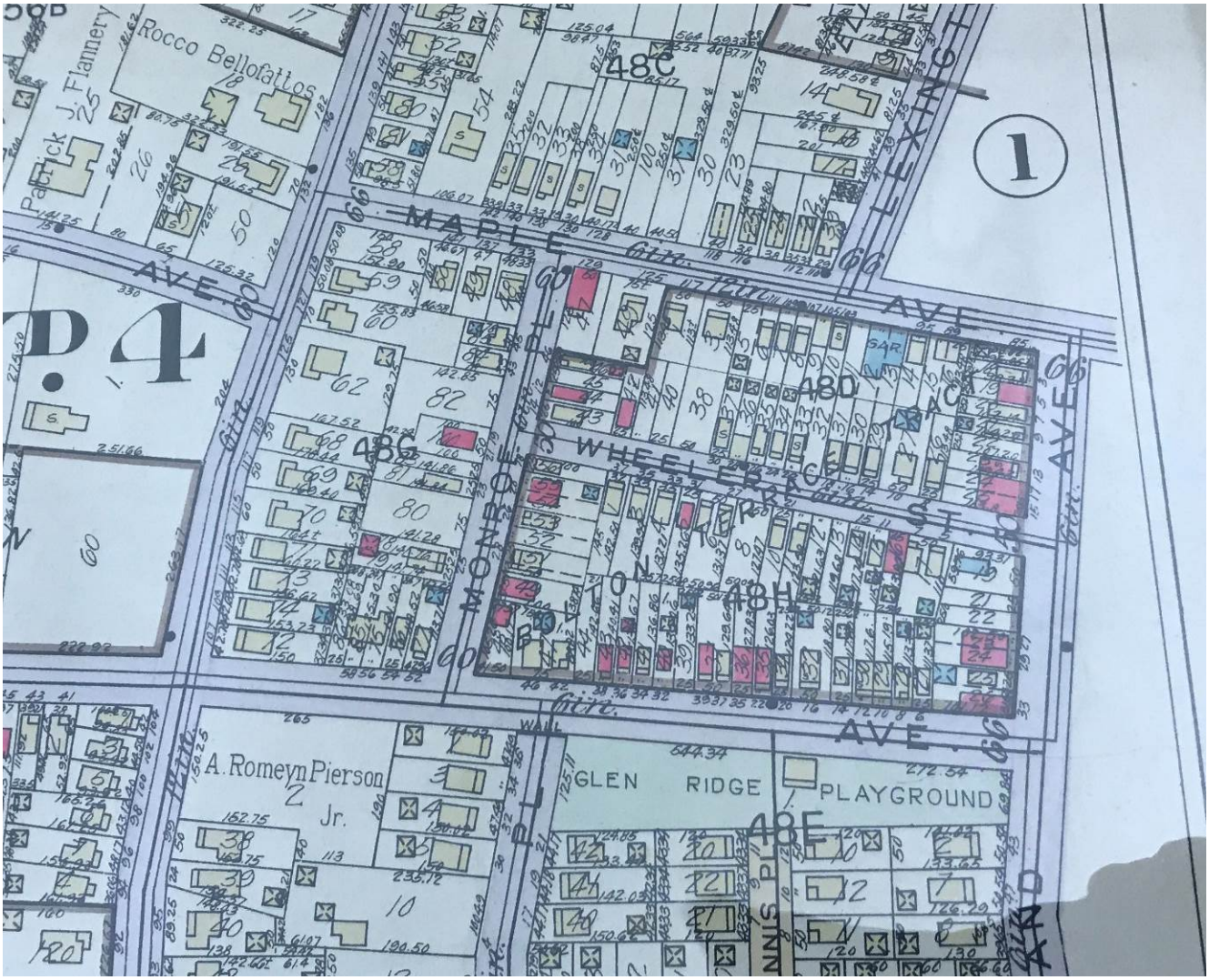


Figure 11

1933 Real Estate Atlas of Montclair showing the Wheeler Street area just after approximately twenty 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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Figure 12
27-29 Woodland Avenue, the Luciano Building and home of Luigi Caruso's grocery.
(Image taken by: Thomas B. Connolly, AIA)



Figure 13
38 Willowdale Avenue, home of Aubrey Lewis in the *1940 U.S. Census*.
(Image taken by: Thomas B. Connolly, AIA)



Figure 14



Figure 15



Figure 16

33, 35, and 37 Wheeler Street (top to bottom): Constructed in 1926 by Michael De Ponte using the same base model for each two-family house. (Images taken by: Thomas B. Connolly, AIA)

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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.

Wheeler Street Residential Area
In the Wheeler Street area, the housing is predominantly two- and three-family residences and low-rise walk-up apartment buildings that were constructed to meet the demands and to provide affordable housing. The multi-family houses are typically two to two-and-one-half stories and feature 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 stylistic influences include the Italianate, Colonial Revival, Dutch Colonial Revival, Greek Revival, and Craftsman styles predominantly. The stylistic influences are typically reserved for the front facades with much simplification at the side elevations due to narrow lot sizes where in many instances buildings either abut or near abut each other. Low-slope roofs are common on the houses typically set behind a shallow parapet or a detailed cornice. Gable and gambrel roofs are also common roof types. The sloped roofs are typically clad with asphalt shingles. The roofing material for the low-slope roofs is typically not visible. There is a prevalent use of rock-face concrete block, which was a popular material for foundations and the walls of outbuildings in the early-20th century due to its ease of construction and affordability. The finish materials vary from brick and stucco to wood clapboards and shingles; however, there are many examples where the original material has been covered with synthetic siding, such as aluminum and vinyl siding. The construction material of the frame, is often difficult to discern because often where brick is present at the side elevations, the front is clad with wood clapboards or shingles. Most of the window sashes are replacement material of one-over-one vinyl or a similar synthetic material making it unclear if the original windows had divided lights. Where wood sashes remain, they are in limited quantity and often with a traditional divided light or a unique light configuration. There are many

instances where stained, art or colored glass (the type of glass was not always clear from the street vantage point) is used either in the transoms over the main doors or at the side windows to delineate a dining room or living room. Where the floor plan is repeated from one floor to the next, the same window configuration is often carried to the upper floors. Front porches are prevalent, often they are limited to one floor but there are several instances where they are two stories in height. Many of the porches have full roof covering and they range from partially across the front façade to fully across the front façade. Larger, wrap around porches are rare and typically limited to the residences on Lincoln Street. The residences along Lincoln Street and at the west ends of Maple Avenue and Willowdale Avenue are unlike the balance of the survey area. These residences are typically single family often articulated in the popular styles of the period, such as Colonial Revival, Queen Anne, and Craftsman, and with those on Lincoln Street predating 1910 when much of the Wheeler Street survey area was developed. 127 Lincoln Street, constructed in 1909, is a Queen Anne residence with an integral front porch, rounded turret and sweeping gambrel roof, and 129 Lincoln Street, also constructed in 1909, is a shingled Craftsman style residence with a prominent roofline of cross gables and a broad wraparound porch; both residences are very fine examples of their type based on their massing, the use of the features of the style, and their level of architectural integrity.

The low-rise walk-up apartment buildings reflect a departure from the tenement buildings found in neighboring cities in the 19th century. They offered improved window exposure, better plan layouts that include private kitchens and baths, and often have repetitive layouts along double-loaded corridors at each floor level. They have been constructed to maximize the property by building on or close to the property line and in many instances, lack fenestration on their side elevations to allow for other construction to abut. The low-rise apartment, since it was constructed to provide housing to working and middle-class families, was a building solution that addressed the rapid expansion of this section of Montclair. They efficiently use the land that had become scarce in this area of the township and this efficiency is also visible in the simple detailing of the primary facades. The front facades of the apartments within the Wheeler Street area were articulated using the popular architectural styles from the period, particularly Classical Revival, with a reliance on brick at the body of the buildings and stone masonry for the detailing. Brick was also used in abundance to articulate band courses, window surrounds, parapet detailing, and other features. The smooth pressed brick was reserved for the front facades where the side elevations often used a simple red brick. The colors of the brick vary from building to building, including light buff colors, such as at 129 Maple Avenue, to dark red with even a blueish-purple accent brick at 20 Monroe Place. The roofs are predominantly low slope set behind a parapet and the parapets are often capped with either a metal cornice or limestone coping with brick inset panels and detailing below. The window sashes, similar to the residences, have largely been replaced with vinyl or a similar synthetic material. Porches are not common, but an interior vestibule set between grade and the first floor level is common. Although these buildings were constructed for efficiency and economy, the majority are attractive architecturally as seen in the detailing around the openings, at the parapets, at the entrances and other related features and typically retain a high level of architectural integrity. Of note, for their presence in the streetscape and architectural detailing, are the Luciano Building at 27-29 Woodland Avenue, 129 Maple Avenue, 17-19 Monroe Place, 5 Woodland Avenue, 15-17 Woodland Avenue, and 33 Woodland Avenue.

DATA SUMMARY

Results

Wheeler Street Area

- Based on the history and development of the Wheeler Street residential area, the proposed period of significance is 1910 to c. 1930. This is the time period when the streets in the area were fully laid and construction began on two-family residences within the survey area to about the time when the prolific construction of both two-family residences and medium-sized apartment buildings had ceased being constructed in the area.
- There are 97 properties in the Wheeler Street Residential area and 57 of them have been deemed to be either contributing or key contributing resources where 20 properties were deemed non-contributing resources.
- The non-contributing resources were either constructed after the recommended period of significance of 1910 to c. 1930 or were so radically altered at their front facades the original design intent can no longer be seen in the addition of the later material fabric.
- There are 18 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.
- The use of multi-family housing as executed in this area with its mix of two-to-four family units and mid-size apartments creates an interesting approach to addressing housing needs in the early-20th century. This area of Montclair is not the only area that used this mix of housing, but the present mix as intended does adequately speak to how the architecture addressed a specific need.
- The social and cultural forces that brought about the development of the area should be part of any development of a local district. More research is needed to determine exactly what that story is but it appears on the surface that the history and development provide the foundation for the tight-knit African-American community that lives here presently.
- Development pressure is evident especially along Wheeler Street with the loss of a few older buildings in very recent years and there being a few empty lots that could see larger scale housing be developed.
- Lincoln Street is the anomaly in this survey area, and although recommended for inclusion in a historic district, if developed, including it may need to drive different considerations for significance under Criterion C. In every aspect it is the exception, where the core of the district pretty much follows the rule.
- A historic district should consider including Glenfield Park and the Glenfield Middle School, which would then include Toney's Brook. This was property formerly owned by Wheeler and hence the name of one of the first streets developed once manufacturing ceased. The short-lived Montclair Poor Farm and the buildings along Centre Street before becoming a park are also worth exploring.
- One needs to take the older history books with a critical eye because there was mostly a prejudice in how the town's history was portrayed; however there is mention of finding features of Crane's mill and Native American artifacts around the Toney's Brook in the late-19th century that may be worth exploring as part of developing a historic district for potential under Criterion D.

DATA SUMMARY

Determining Significance

Wheeler Street

The Wheeler Street Historic District was determined to have a period of significance from 1910, when the streets in the area were fully laid and construction began on two-family residences within the survey area, to c. 1930 when the prolific construction of both two-family residences and mid-size apartment buildings had ceased. 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 Maple Avenue and Lincoln Street, where development had started prior to 1910, but this date represents the beginning of prolific growth and a change from single-family residences to multi-family residences for the burgeoning working class families already living in Montclair or moving to Montclair; at the same time other sections of the Township were also seeing increased and rapid residential upper and upper-middleclass residential growth as spurred by increased access via the railroad. The two-family residences in the area are typically narrow rows, mostly detached but some attached, with a stacked plan for each residential unit of two or two-and-a-half stories. The exterior expression tends to use the common and popular architectural detailing from the Colonial Revival and Queen Anne styles adapted to this building form. Set on narrow lots with limited frontages, the front porch is a common architectural component seen from one house to the next allowing for outdoor living space, essentially replacing the yards found in the wealthier suburban areas in Montclair. The other significant house type is the medium-sized apartment building, which is also found on almost every block within the survey area. The value and nature of these buildings is seen in the layout of the plans as articulated in the exterior box; they offered window exposure, plan layouts including private kitchens and baths, and repetitive layouts along a double-loaded corridor at each floor level while maximizing the property by building on or close to the property line. The articulation of the box, often wider and taller than their neighboring two-family residences, utilized brick with stone detailing and employed the features of the popular architectural styles, such as the Craftsman and Neoclassical styles. The execution of these buildings in plan form, repetitive and with basic accommodations, made them both desirable and affordable to working- and middle-class individuals and families in the Wheeler Street neighborhood. The single-family residences, mostly located at the west end of the district, often pre-date the development of Wheeler Street and its immediate neighbors but these too reflect an embracing of the popular architectural styles of the period including the Craftsman, Colonial Revival, and Queen Anne. They continue to this date to serve primarily as single-family residences along a busy through street connecting Glen Ridge to the south with Montclair. The period of 1910, when local economic conditions spurred growth, to c. 1930, when national economic conditions stagnated growth, is the period that much of the survey area was developed and the building stock reflects this primarily in the rhythms of the streetscape, the relationship of the individual buildings to the street and their neighbors, their fenestration patterns, and the articulation and prevalence of the front porch. Changes have occurred, especially in the application of modern siding materials and the replacement of windows and doors at the two-family residences, but these changes to the individual buildings do not diminish from the historical expression of the whole.

DATA SUMMARY

Table 1. Summary of Survey Data

Wheeler Area Residential Area

The following table lists all of the properties included in the proposed Wheeler Street 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 (1910 – c. 1930) 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 (1910 – c. 1930) 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
107 Lincoln Street	4101	18	-1234288387	1-family	1919	Contributing
109 Lincoln Street	4101	19	772061818	1-family	1916	Contributing
111 Lincoln Street	4101	20	316564339	1-family	1915	Contributing
113 Lincoln Street	4101	21	-63910600	1-family	1920	Contributing
115 Lincoln Street	4101	22	1660183257	1-family	1897	Key Contributing

DATA SUMMARY

117 Lincoln Street	4101	23	788813350	1-family	Pre-1907	Contributing
119 Lincoln Street	4101	24	1957251247	1-family	Pre-1907	Contributing
123 Lincoln Street	4101	25.01	448062221	1-family	1977	Non-contributing / Intrusion
125 Lincoln Street	4101	25	-1714487100	1-family	Pre-1907	Contributing
127 Lincoln Street	4101	26	1628650101	1-family	1909	Key Contributing
129 Lincoln Street	4101	27	1797678226	1-family	1909	Key Contributing
91 Maple Avenue	4106	12	-299070303	Commercial	c. 1947	Non-contributing / Intrusion
95 Maple Avenue	4106	11	-698727648	Mixed	c. 1910	Non-contributing / Harmonizing (altered)
99 Maple Avenue	4106	10	1237649915	Commercial	1911	Contributing
103 Maple Avenue	4106	9	2139314210	2-family	c. 1912	Contributing
105 Maple Avenue	4106	8	-1031190971	Multi-family	c. 1921	Non-contributing / Intrusion
107 Maple Avenue	4106	7	-1788875308	2-family	c. 1902	Non-contributing / Harmonizing (altered)
109 Maple Avenue	4106	6	962372607	2-family	c. 1916	Non-contributing / Harmonizing (altered)
111 Maple Avenue	4106	5	314376374	2-family	1907	Contributing
115 Maple Avenue	4106	4	1596350889	Apt.	c. 1912	Contributing
117 Maple Avenue	4106	3	-1537189560	2-family	1927	Contributing
125 Maple Avenue	4106	2	-2129315389	2-family	c. 1906	Key Contributing
129 Maple Avenue	4106	1	-1824609270	Apt/Comm.	1914	Key Contributing
133 Maple Avenue	4101	4	-98099210	2-family	c. 1912	Contributing
137 Maple Avenue	4101	3	216647145	1-family	1916	Contributing
141 Maple Avenue	4101	2	682243720	1-family	1920	Contributing
5 Monroe Place	4101	5	-820534721	1-family	c. 1926	Contributing
8 Monroe Place	4106	34	-1742990333	2-family	c. 1910	Contributing
9 Monroe Place	4101	7	934027028	2-family	c. 1930	Contributing
12 Monroe Place	4106	33	2013894474	2-family	1924	Contributing
14 Monroe Place	4106	32	-1688847699	2-family	1924	Contributing
15 Monroe Place	4101	8	-835883387	2-family	1962	Non-

DATA SUMMARY

						contributing / Intrusion
17-19 Monroe Place	4101	9	-678958238	Apt.	1925	Key Contributing
18 Monroe Place	4105	1	513464747	2-family	1924	Contributing
20 Monroe Place	4105	46	245498573	Apt.	1924	Key Contributing
23 Monroe Place	4101	10	1860070459	2-family	1920	Non-contributing / Harmonizing (altered)
24-26 Monroe Place	4105	45	-842221188	Multi-family	c. 1914	Non-contributing / Intrusion
27 Monroe Place	4101	11	2048264288	Religious	1966	Non-contributing / Intrusion
28 Monroe Place	4105	44	-1896263865	2-family	1928	Contributing
32 Monroe Place	4105	43	-1917620706	Apt.	1924	Contributing
33 Monroe Place	4101	12	2036709601	2-family	1912	Contributing
34 Monroe Place	4105	42	-852226639	Apt.	c. 1920	Contributing
5 Wheeler Street	4105	18	1136992869	2-family	1923	Contributing
7 Wheeler Street	4105	17	675016308	2-family	c. 1914	Contributing
8 Wheeler Street	4106	20	-668701031	2-family	1914	Non-contributing / Harmonizing (altered)
9 Wheeler Street	4105	16	1277209375	Multi-family	1913	Non-contributing / Intrusion
10 Wheeler Street	4106	21	587523814	Multi-family	1915	Non-contributing / Harmonizing (altered)
11 Wheeler Street	4105	15	-212879274	2-family	1915	Non-contributing / Harmonizing (altered)
13 Wheeler Street	4105	14	541940681	2-family	1915	Contributing
14 Wheeler Street	4106	22	1255094895	2-family	1912	Contributing
16 Wheeler Street	4106	23	95223684	2-family	1924	Contributing
18 Wheeler Street	4106	24	-1174830539	2-family	1924	Key Contributing
19 Wheeler Street	4105	11	-348868632	2-family	1915	Key Contributing
21 Wheeler Street	4105	10	1020178147	2-family	1921	Contributing

DATA SUMMARY

22 Wheeler Street	4106	25	538411346	2-family	c. 1916	Contributing
23 Wheeler Street	4105	9	-784381526	Multi-family	2004	Non-contributing / Harmonizing
24 Wheeler Street	4106	26	-53385365	2-family	1924	Contributing
26 Wheeler Street	4106	27	-1753657392	2-family	c. 1916	Key Contributing
27 Wheeler Street	4105	8	1888762605	2-family	1920	Contributing
28 Wheeler Street	4106	28	-2113411183	2-family	2018	Non-contributing / Intrusion
29 Wheeler Street	4105	7	-466745828	2-family	1910	Contributing
30 Wheeler Street	4106	29	-995100034	2-family	2018	Non-contributing / Intrusion
31 Wheeler Street	4105	6	638800487	2-family	1927	Contributing
33 Wheeler Street	4105	4	-1504865858	2-family	1926	Contributing
35 Wheeler Street	4105	3	1739563985	2-family	1926	Contributing
36 Wheeler Street	4106	30	1467759655	Apt.	c. 1970	Non-contributing / Intrusion
37 Wheeler Street	4105	2	-729291504	2-family	1926	Contributing
40 Wheeler Street	4106	31	-2053006116	2-family	1924	Contributing
6 Willowdale Avenue	4105	23	-1201893952	2-family (?)	1908	Contributing
8 Willowdale Avenue	4105	24	1067412161	2-family	1921	Contributing
10 Willowdale Avenue	4105	25	338635246	2-family	1921	Contributing
12 Willowdale Avenue	4105	26	1098265303	2-family	c. 1912	Contributing
14 Willowdale Avenue	4105	27	1983125964	2-family	c. 1912	Contributing
16 Willowdale Avenue	4105	28	223727837	Apt.	c. 1912	Contributing
20 Willowdale Avenue	4105	29	402408666	2-family	1920	Contributing
22 Willowdale Avenue	4105	30	1370748499	2-family	1921	Non-contributing / Harmonizing (altered)
24 Willowdale Avenue	4105	31	1102110360	Apt.	c. 1914	Contributing
26 Willowdale Avenue	4105	32	571715769	2-family	c. 1912	Contributing
28 Willowdale Avenue	4105	33	-8632698	2-family	1924	Key Contributing
32 Willowdale Avenue	4105	35	330615183	2-family	c. 1912	Contributing
34 Willowdale Avenue	4105	36	-1130502108	2-family	1911	Contributing
36 Willowdale Avenue	4105	37	1532110421	2-family	c. 1926	Contributing
38 Willowdale Avenue	4105	38	-2011096334	2-family	c. 1912	Key Contributing
42 Willowdale Avenue	4105	40	780609675	Multi-family	c. 1920	Contributing
46 Willowdale Avenue	4105	41	1206846064	2-family	c. 1926	Contributing
52 Willowdale Avenue	4101	13	1312531854	2-family	c. 1912	Contributing

DATA SUMMARY

54 Willowdale Avenue	4101	14	1958325751	2-family	1910	Key Contributing
56-58 Willowdale Avenue	4101	15	1102020204	Multi-family	c. 1912	Non-contributing (Intrusion)
1 Woodland Avenue	4106	13	-1486004658	Apt.	c. 1910	Key Contributing
3 Woodland Avenue	4106	14	1047766967	2-family	1925	Contributing
5 Woodland Avenue	4106	15	2109924652	Apt.	1910	Key Contributing
7 Woodland Avenue	4106	16	-1540894531	Apt.	c. 1916	Contributing
9 Woodland Avenue	4106	17	-557220038	2-family	1920	Contributing
13 Woodland Avenue	4106	18	1580824883	2-family	1925	Contributing
15-17 Woodland Avenue	4106	19	-1061281800	Apt.	1925	Key Contributing
27-29 Woodland Avenue	4105	21	1724762562	Apt.	1912	Key Contributing
33 Woodland Avenue	4105	22	468763419	Apt/Social Club	c. 1920	Key Contributing

RECOMMENDATIONS

Wheeler Street Residential Area

As discussed, the Wheeler Street area could be a historic district based on its developmental history and the extant architecture present that represents this social and economic development. The period of significance for such a focused area would be 1910 to c. 1930. Significance, under the National Register criteria, would be established, at a minimum, under Criterion A, for the district's relationship to Montclair's broader development, and under 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.[29]

Based on the review of the history and extent fabric, the boundaries as noted would serve as the district for local designation. However, for consideration for the National Register of Historic Places, the boundaries may need to be adjusted to make a stronger argument for national consideration. There are a number of issues. Lincoln Street and the west end of Maple Avenue are predominantly made up of single-family residences where the majority of the district was constructed for multi-family housing. The eastern end of Maple Avenue is a mix of residential and commercial properties, and again, where the properties along Monroe Place, Woodland Avenue, Wheeler Street, and Willowdale Avenue were developed for multi-family housing. Rather than slice these two areas from the core district, the stronger argument would be to expand the district to include more of Maple Avenue including its north side because it represents both development patterns and the transitions from a mixed use to more single-family residences as it reaches near Lincoln Street. This would provide a larger resource pool to pull from and the district would then better reflect the mix of resources within the current boundaries. Glenfield Park, as part of the Essex County Park System, is what is a considered a residential park meaning those that visit are typically more from the surrounding neighborhood than county-wide and it was developed just prior to the laying of the streets in the Wheeler Street area. Those that lived in the area during its development period also attended Glenfield School. Incorporating the history and development of the park and the school would show a neighborhood as part of a greater totality and, once again, draw from a greater pool of resources to strengthen the argument for a historic district and possibly strengthen the boundaries at the east side of the district. It would also make more sense if the north side of Maple Avenue were to be included to draw in the south side at the park and school.

[29] 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.

RECOMMENDATIONS

The focus of this report was on the Wheeler Street area and additional research would have to be undertaken to better understand the development of a broader district boundary. Additional research is also recommended for the district even if it is not expanded because there is a social and economic history that has only been marginally touched on that may offer a broader insight into Montclair's development as a whole. The period of significance, if the boundary is expanded, may also change to both earlier and later than currently proposed.

Summary
In addressing the history and development of this neighborhood 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 Wheeler Street Residential Area historic district nomination, different approaches in researching the history are required; they need 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 designations.

The Project Team and the Montclair Historic Preservation Commission have also discussed the potential value of reviewing the history and development of the Wheeler Street Residential area in the broader context of other working-class neighborhoods in Montclair that developed prior to or at the same time as Wheeler Street. In just a quick review of the census records and city directories, there is a hint of a pattern that needs to be either proved or disproved, that the new residents of Wheeler and neighboring streets moved from within Montclair and where they were renters previously started to become owners here. Or, even if they remained renters, moved from less substantial housing to more considerable housing by changing neighborhoods. These are just two aspects of Montclair's developmental history that are worthy of exploration in order to have a greater understanding as a whole of the social, cultural and economic impacts on a district, such as Wheeler's physical development.

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APPENDICES

APPENDIX A

SURVEY FORMS
WHEELER STREET RESIDENTIAL AREA

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: -1234288387

Property Name: 107 LINCOLN STREET **Ownership:** Private
Address: 107 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	18

Property Photo:



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

Description:

This is a three-bay wide by two-irregular bay, two-and-one-half story single-family residence with hints of Colonial Revival influence; this building was being renovated at the time of the survey. The property occupies the corner of Willowdale Avenue and Lincoln Street. The front elevation faces southwest toward Lincoln Street and the first floor level is set a few steps above grade. The house is set back from both Willowdale and Lincoln Street so there is lawn on both the front and south side with a low concrete retaining wall aligned with the front wall of the house to the rear of the property along Willowdale Avenue. Concrete steps are set to the rear of the house in this retaining wall. A new picket fence lines the retaining wall. The foundation is parged masonry. The body of the building is clad with narrow fiber-cement siding with narrow corner boards. The windows are one-over-one vinyl sash with narrow composite trim. The main roof is a side gambrel with the front sloping side extending over the front porch that extends across the front elevation. Centered on the front is a large gabled dormer that extends almost the full with of the building. The roof at the porch is supported by four square posts with plain plinth blocks set unequal distance across and resting on the wood frame and deck. The whole porch is supported by a parged masonry foundation. The wider north span between posts opens to brick steps with limestone treads. A vinyl railing with top and bottom rail, center newel and a grill between (where balusters would be set traditionally) spans between the posts. The front entrance door is set off-center to the center in the north bay; there is no door visible. Set equal distant from the door are typical windows. The dormer, which aligns with the second and attic levels, have two typical windows spaced equal distance apart at the second floor and a pair of narrower windows set a distance apart at the attic level. The roof at the dormer does not overhang so there is a simple rake. (The roof edge treatments were in

progress at time of survey.) The north elevation has an irregular fenestration pattern including a door at grade level and stepped window openings at the center of the façade to align with an interior stair. The south elevation has a more regular pattern of windows including a one-story bay projection with hip roof in the east bay. To the east is a second-story addition set under a shed roof and supported by large posts so the underneath is open. A garage, accessed from Willowdale Avenue, occupies the northeast corner of the property. It is a single bay with front gable roof clad with novelty wood siding. The door is 24-panel door with six lights and flat-stock wood trim.

The Essex County tax records indicate a construction date of 1919 and this is confirmed by the listings in the city directories. Unfortunately, construction was in progress at the time of the survey and it appears that every aspect of the building was being modified.

Based on the work that was already in progress and the trends in building renovations, the modifications currently being undertaken do not project that this building would continue to be potentially contributing resource once the work is complete.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

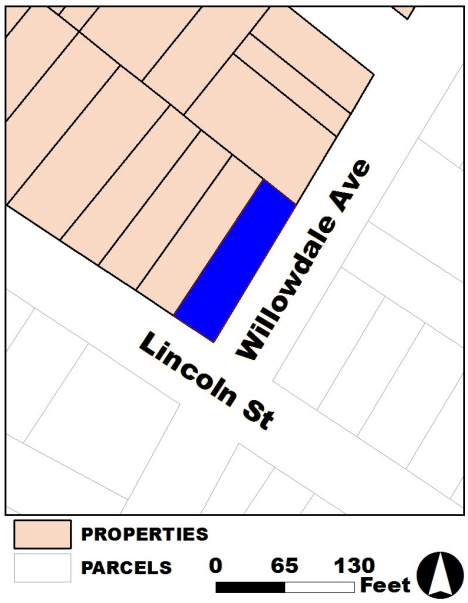
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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

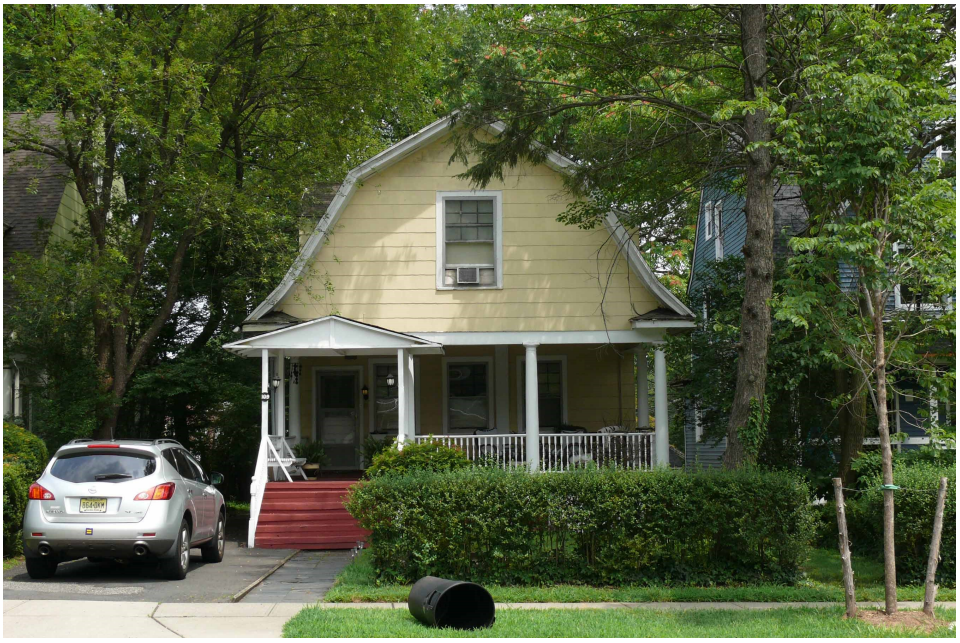
Property ID: 772061818

Property Name: 109 LINCOLN STREET **Ownership:** Private
Address: 109 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	19

Property Photo:



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

Description:

This is a two-unequal-bay wide by two-bay deep, two-story single-family residence in the Colonial Revival style. The front elevation faces southwest toward Lincoln Street and the first floor is set a few steps above grade. The house is set back from the property line allowing for a shallow lawn at the front where the sides are set fairly close to the property line. The foundation is rock face concrete block and the siding is mid-20th century fiber-cement siding with a wavy edge. The windows are typically nine-over-one wood sashes with flat stock wood trim edge trim and a narrow projecting wood sill. The main roof is a front gambrel with flared eaves, a slight overhang and a cornice return. The roof is clad with asphalt shingles, the cornice is molded with the soffits of flat-stock wood. The roof overhangs the front porch that extends the full front elevation. There is a gable dormer about center on the north side and a wide shed dormer on the south side, also set about center of the roof. The roof at the porch is supported by four slender Doric columns along the front and two inset from the front wall of the first floor at each side. The columns have molded capitals and square bases without transition and set between each column is a wood balustrade with top and bottom rails and turned balusters. The wood frame and deck are supported by rock-face concrete block piers aligned with each column above. Wood lattice is set between each pier. Deeply recessed under the porch at the front wall is a door, one light over two-panel wood set behind an aluminum storm, at the north end and three typical windows spaced equal-distant apart about center of the elevation. Between the second and third window from the north is a flush pilaster. Centered at the gambrel end is a single typical window. A newer structure is placed in front of the porch in line with the north opening between columns. The structure has a shallow gable roof of light framing set over a landing that extends from the porch. At the landing are two built-in wood

benches. The landing is accessed by painted masonry stairs. The railings to either side of the stair are similar to those at the porch. The railings at the landing are composed of lattice. A paved parking area is located just to the north of and in front of these stairs. The north and south elevations have simple fenestration patterns with a cantilevered bay window projection occupying the east bay on the north side.

The Essex County tax records indicate a construction date of 1916 and this is confirmed with the listings in the city directory. The structure added to the front of the porch is reversible and the siding is likely applied over earlier siding. As such, there are minimal changes noted to the building.

Architecturally, this is a quaint single-family residence and one of a row along Lincoln Street set between larger homes. The architectural detailing is of the Colonial Revival style with its prominent side gable roof, Doric columns supporting this roof and simple fenestration of apparent symmetry. The building would be considered a contributing resource in the historic district if Lincoln Street is included within the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

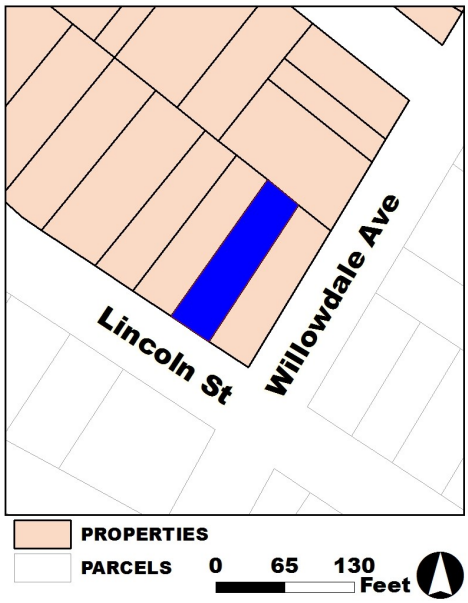
National Historic Landmark?:	☐		
National Register:		**SHPO Opinion:**	
New Jersey Register:		**Local Designation:**	
Determination of Eligibility:		**Other Designation:**	
Certification of Eligibility:		**Other Designation Date:**	

☐ **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:
Wheeler Street 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: Wheeler Street 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: 316564339

Property Name: 111 LINCOLN STREET **Ownership:** Private
Address: 111 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	20

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 Lincoln Street and the first floor level is set only a few steps above grade. The building is set back from the property line creating a shallow lawn at the front but the building is set close to the property on each side creating a narrow lawn to each side. The foundation is parged masonry and the siding is mid-20th century fiber-cement siding with a wavy edge. The side gambrel roof overhangs the front wall substantially creating a deep porch under it at the first floor. Centered at the front is a one-and-one-half story gabled dormer. There is no overhang at the gambrel sides and only a slight overhang at the gable which is treated with a shallow molded cornice and rake. The cornice returns onto the front elevation so the siding flares slightly above the second floor level. The front porch is enclosed on all sides but the structure is visible. The roof is supported by four unequal-spaced slender Doric columns with molded capitals and simple bases. The wood frame and deck are supported by masonry piers that align with the capitals above. Set between each pier is wood lattice. Stone-faced steps with limestone treads lead to the entrance door in the northern-most bay of the porch. Each bay has a wood fan-light transom; the angle of the muntins, six in each transom, changes depending on the width of the opening. At the door bay, the door, a one-light wood door, is set center with a narrow six-light sidelight flanking each side. To either side of the sidelights are one-light casement sash with a panel below. The casement over one-panel infill is carried over to the two remaining porch bay, with three sash in each bay but the center bay having narrower windows than the outer bays. This same treatment is carried to the sides of the porch. In each of the two bays at the second floor are one-over-one vinyl sash with flat-stock wood trim with drip cap. Smaller similar

window are set a distance apart at the attic level. The second floor siding is set on top of a shallow cornice band course between the first and second floor at the side elevations creating a slight flare to the siding. The fenestration at the side elevations is regular with the north side having a door set center at grade level and mid-level windows indicating the location of an interior stair. There is a shallow one-story extension at the rear with a hip roof.

The Essex County tax records indicate a construction date of 1915 and this is confirmed with the listings in the city directory. The mid-20th-century siding application, the replacement windows, and the rebuilding of entrance stairs, all changes noted at this residence, are typical for buildings within the survey area.

Architecturally, this is a quaint single-family residence and one of a row along Lincoln Street set between larger homes. The architectural detailing is of the Colonial Revival style with its prominent side gable roof, Doric columns supporting this roof and simple fenestration of apparent symmetry. The building would be considered a contributing resource in the historic district if Lincoln Street is included within the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

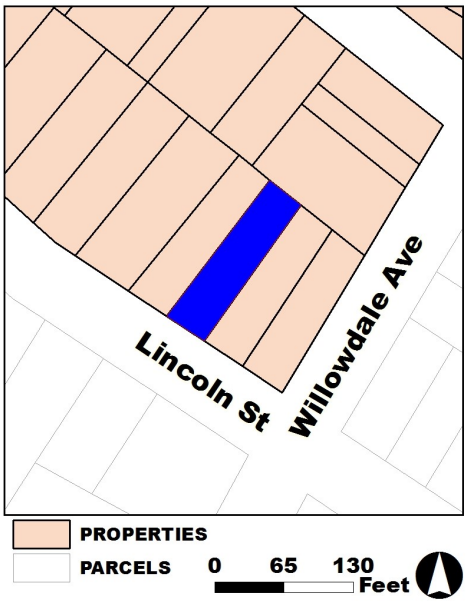
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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

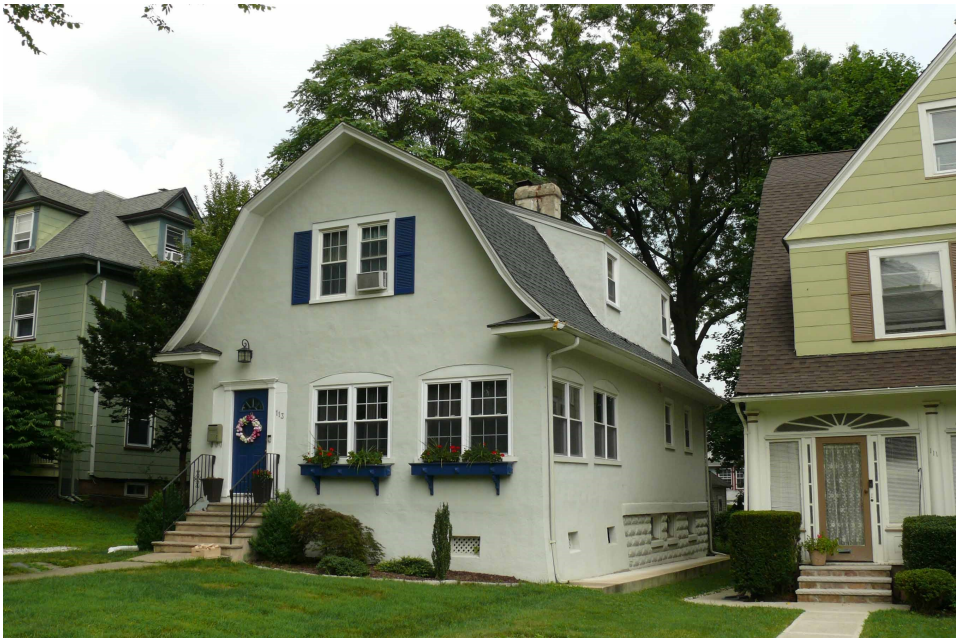
Property ID: -63910600

Property Name: 113 LINCOLN STREET **Ownership:** Private
Address: 113 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	21

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, two-story single-family residence in the Colonial Revival style. The front elevation faces southwest toward Lincoln Street and the first floor level is set several steps above grade level. The building is set back from the property line creating a shallow lawn at the front but the building is set close to the property on each side creating a narrow lawn to each side. Lincoln Street begins to ascend to the north at this location exposing more of the foundation on the south side. The foundation at the main block is rock-face concrete block. Originally, the roof overhung the front several feet to create a porch but this was completely enclosed at some point and the entire façade finished with smooth stucco. As a result, the stucco reaches down to the grade where the porch was located originally and there are simple vent openings at the basement level, one at the front and two on the each side. At the block foundation on the sides, a projecting stucco water table is set at the first floor level. The roof is a front gambrel clad with asphalt shingles. The roof overhangs on all sides with a molded cornice that returns onto the front. A gabled dormer finished with stucco is set center of the roof on the north side and a shed dormer, also clad with stucco, is set about center on the south side. The main entrance is set in the north bay and is accessed by parged masonry steps with limestone treads with metal railings. The door, flush panel metal with fanlight, is set in a larger segmental arched opening with wood infill. Layered on the infill surrounding the door is a shallow molded architrave supported by flat-stock trim. In each of the two first floor openings are a pair of six-over-six sashes (material appears to be vinyl) with narrow mullion. These are set in a larger segmental arched opening with flush infill at the head. Centered at the second floor is a pair of six-over-six sash with wide mullions, projecting sill and flat-stock trim. The first floor fenestration is carried two bays on each side

elevation. The fenestration at the main block is regularly placed. A two-bay, one-story garage is located in the northwest corner of the property; it no longer serves as a garage because there is swing-set in front of it and no defined driveway. The building is clad with wood clapboard with corner boards. Each door opening is a pair of eight-light over four cross-panel wood doors that swing out and have flat stock trim. The roof, clad with asphalt shingles, is a front gable with slight overhang. A four-light casement is set at the gable end.

The Essex County tax records indicate a construction date of 1920; the property appears in the city directory in 1920. The front porch has been fully enclosed into living space but the openings that were part of the porch have been retained so one see what may have bene the porch's appearance prior to it being enclosed. The windows at the body of the building have been changed to vinyl.

Despite the changes to the porch, the dominant roofline of the gambrel at the front and the retention of the fenestration pattern at the former porch may be enough to deem this property a contributing resource in the historic district if Lincoln Street is included in the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

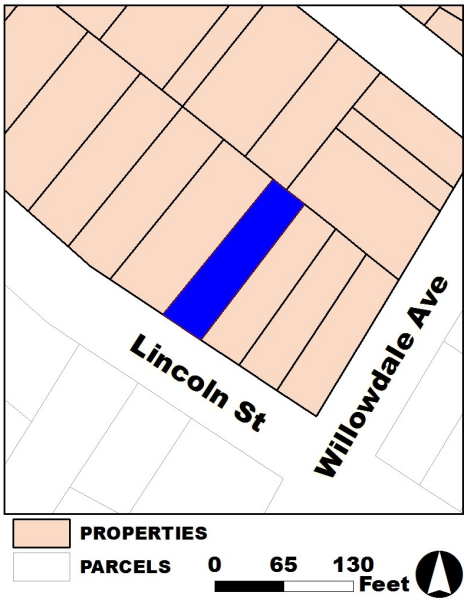
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1660183257

Property Name: 115 LINCOLN STREET **Ownership:** Private
Address: 115 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	22

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 one-family residence, an American Four Square. The front faces southwest toward Lincoln Street and the first floor is set a few steps above grade. The grade rises approximately two feet from its neighboring property to the south at the property line. The foundation is brick and the walls are clad with mid-20th century fiber-cement siding with a wavy edge. The roof is a steeply pitched hip clad with asphalt shingles. The roof has a slightly flared eave and projects about one-foot on all sides. The overhang is boxed with a slight fascia below. Centered at each elevation are dormers. The front dormer is a shed dormer flanked on each side by gabled dormers. The roofs of each component overhang and are trimmed with a molded cornice. The gables make a full return aligning with the roof edge of the center shed. Each gable is supported by fluted pilaster with plain capitals and bases. Center in each gabled dormer are one-over-one wood sash with aluminum storm windows. The west dormer is a single gabled dormer with full return similar to the front with flat stock wood trim at the face. The east dormers are similar to the west but they are two separate dormers spaced a distance apart. A one-story porch spans much of the front façade. It has a shallow hip roof with built-in gutter supported by four slender Doric columns set equal-distance apart on a wood frame and deck. The structure is supported by brick piers aligned with each column. Lattice is set between each pier. A wood stair occupies most of the north bay. The railings at the stairs are defined by turned newels and turned balusters set between the top and bottom rails. The railings at the porch are similar and set between each column. The front door, set within the north bay, is one-light over one-panel wood set in an elaborate surround. The door is flanked by one-light over one-panel sidelights with fluted pilaster mullions set between the sidelight and door opening and at the trim to the

sidelight. The whole assembly is set under a molded architrave. Centered in the south bay at the first floor is a one-over-one wood hung sash with storm window. The opening is trimmed with flat stock wood with a molded outer edge and a label on both sides of the head; this is a typical treatment for the window openings. One typical window is centered in each bay at the second floor with an oval window set center of the wall. The trim is flat stock with molded outer edge, and wood keys set at the top, bottom and two sides. The sash has twenty-one light in a spider-web pattern. The fenestration on the north and south elevations is fairly regular. At the center of the building on the north side there is a mid-level window indicating the location of an interior stair. At the east bay on the south elevation is a one-story bay projection with shallow hip roof.

The Essex County tax records indicate the property was constructed in 1897 and the 1907 Sanborn map tends to confirms this. The significant change to the building is the application of siding in the mid-20th century but its application does not diminish the detailing of the window surrounds or other architectural treatments.

This is a fine example of an American Foursquare that retains a high degree of architectural integrity and would be a contributing resource in the historic district if Lincoln Street is included in the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

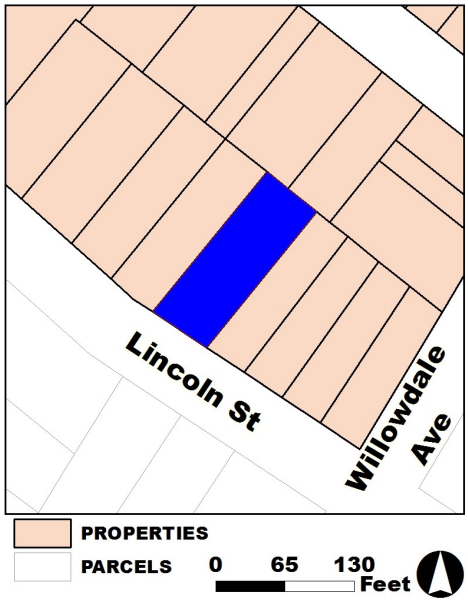
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 788813350

Property Name: 117 LINCOLN STREET **Ownership:** Private
Address: 117 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	23

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 one-family residence, an American Four Square. The front faces southwest toward Lincoln Street and the first floor is set a several steps above grade. The house is set back from the property line with lawn to the front and a shared drive to the north side. The foundation is rock-face concrete block and the siding is vinyl with narrow corner boards. The windows are typically one-over-one vinyl sash with narrow vinyl trim. The roof is a steeply pitched hip clad with asphalt shingles and with a deep overhang with flared eaves. The soffits are clad with vinyl and a hung gutter is attached to the flush cornice. Centered at the front and east sides are tall dormers with hip roofs. The front dormer is a single width with a wide window and vinyl-clad front and cheek walls. The east dormer is double the width of the front with two small windows with the same cladding. Each dormer has a hip roof clad with asphalt shingles and a slight boxed overhang. A one-story wrap around porch spans much of the front façade and a quarter-way along the north elevation. It has a shallow hip roof clad with asphalt shingles. The roof is supported by square posts vinyl-clad posts with shallow plinths. The rhythm or placement of the columns is two closely spaced to either side of the center opening in the porch and one at each end and one at the north side where it ends to the east. The deck is wood but the entire structure is clad with parging. A parged masonry stair with limestone treads is centered on the porch. The railings at the porch stair are metal and at the porch are wood deck-type railings with balusters. The front door, set off-center in the west bay, is a flush panel metal with fanlight. To its north, set a distance apart, is a typical sash. In the south bay is a bow window with a picture window set center and a casement sash on each side of the picture window. At the second floor there is a typical sash in each of the two bays. At the north elevation there is a projection with a

hip roof set center of the wall. There is door set at grade and a typical window above. On the south elevation the fenestration is regular with a bay window projection in the east bay at the first floor; it has a hip roof with a typical window in each side. Located at the east property line on the north side of the building is a one-bay, one-story garage that has a party wall with the garage belonging to 119 Lincoln Street. It has a shed roof sloped to the south and a paneled metal overhead door and vinyl siding matching the main building.

The Essex County tax records indicate the property was construction in 1910, but the property appears on the 1907 Sanborn map along with 119 Lincoln Street and is referenced in the city directories in 1910. The most significant changes are the application of vinyl siding and replacement sashes. The porch railings and front stair are also newer material fabric.

None of the changes noted above alter the reading of this good example of an American Foursquare and would be a contributing resource in the historic district if the boundary includes Lincoln Street.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

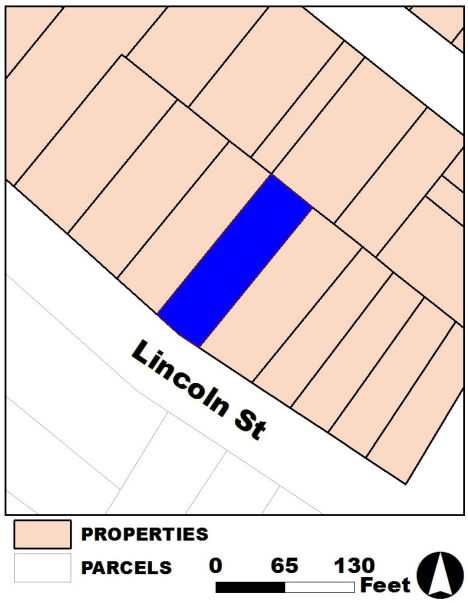
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 1957251247

Property Name: 119 LINCOLN STREET **Ownership:** Private
Address: 119 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	24

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 one-family residence, an American Four Square. The front faces southwest toward Lincoln Street and the first floor is set a several steps above grade. The house is set back from the property line with lawn to the front and a shared drive to the south side. The foundation is rock-face concrete block and the siding is vinyl with narrow corner boards. The windows are typically one-over-one vinyl sash (with false muntins) with narrow vinyl trim. The roof is a steeply pitched hip clad with asphalt shingles and with a deep overhang with flared eaves. The soffits are clad with vinyl and a hung gutter is attached to the flush cornice. Centered at the front and south sides are tall dormers with hip roofs. The front dormer is a single width with a wide window and vinyl-clad front and cheek walls. The south dormer is double the width of the front with two small windows with the same cladding. A one-story wrap around porch spans much of the front façade and a quarter-way along the north elevation. It has a shallow hip roof clad with asphalt shingles. The roof is supported by square wood posts with eased edges and molded capital and plinth. The rhythm or placement of the columns is unequal with the center bay being the widest and the south end the narrowest. The deck and frame are wood set on a primarily concrete block wall with remnants of brick piers noted at the outer edges of the porch. A brick stair with limestone treads is set off-center of the center porch bay. It has aluminum railings set to either side. The south bay of the porch is enclosed by a low wall and three storm windows on the front and three narrower storms on the south side. Two broad newels frame the stairs and the railings at the balance of the porch are wood with a top and bottom rail and square balusters. The front door, set off-center in the north bay, is a one-light over three horizontal panel wood door with exterior storm. To its north, set a distance apart, is a typical sash. In the

south bay is a typical sash set within the enclosed portion of the porch. At the second floor there is a typical sash in each of the two bays. At the north side there is a projection with a hip roof set center of the wall. There is a door set at grade and a typical window above. On the south side the fenestration is regular with a bay window projection in the east bay at the first floor; it has a hip roof with a typical window in each side. Located at the southeast corner is a one-bay, one-story garage that has a party wall with the garage for 117 Lincoln Street. It has a shed roof sloped to the north and a paneled metal overhead door and vinyl siding matching the main building.

The Essex County tax records indicate the property was construction in 1918, but the property appears on the 1907 Sanborn map along with 117 Lincoln Street and is referenced in the city directories in 1910. The most significant changes are the application of vinyl siding and replacement sashes. The partial enclosing of the porch is also an alteration.

None of the changes noted above alter the reading of this good example of an American Foursquare, which would be a contributing resource in the historic district if the boundary includes Lincoln Street.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

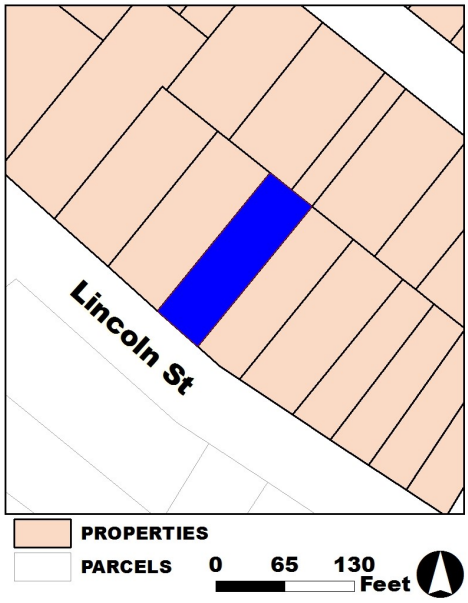
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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

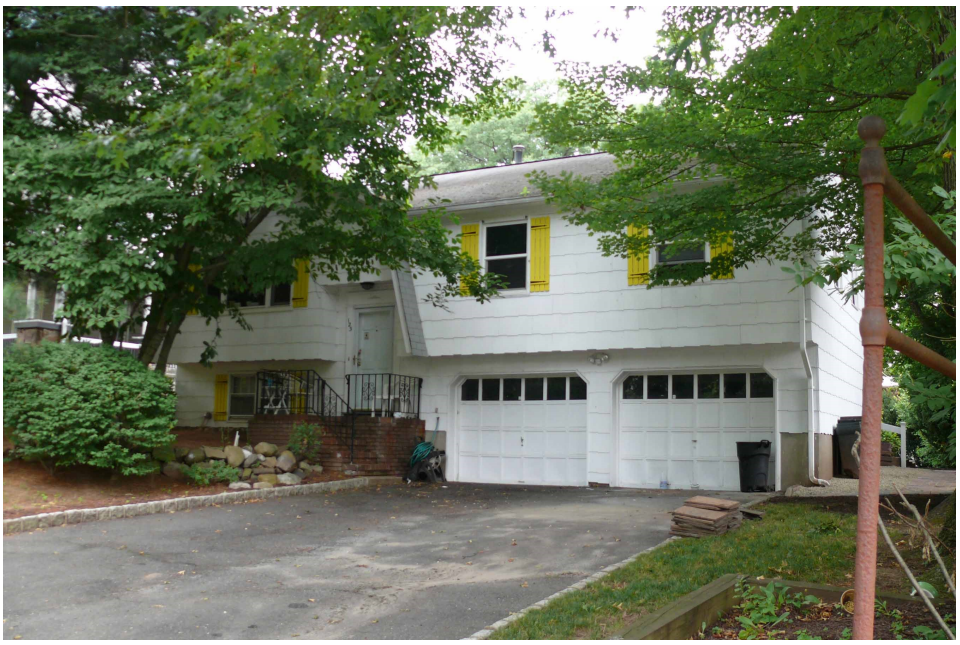
Property ID: 448062221

Property Name: 123 LINCOLN STREET **Ownership:** Private
Address: 123 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	25.01

Property Photo:



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

Description:

This is a four-bay wide by two-bay deep, split-level single-family residence utilizing mid-20th century Colonial Revival details. The front faces southwest toward Lincoln Street and the lower level of the split is set a several steps above grade. The house is set back from the property line with lawn and two-car driveway set directly in front of the building with minimal lawn to each side. The foundation is parged masonry and the walls are clad with mid-20th century fiber-cement siding with a wavy edge. The windows are typically one-over-one vinyl sash with narrow flat stock wood trim and narrow sills. The roof is a shallow side gable clad with asphalt shingles and shallow overhang with hung gutter. Centered on the two north bays is a false gambrel that projects above the gable roof creating a parapet. The upper level of the split projects over the ground floor or garage level. In the first bay at the lower level are a pair of typical sash with a narrow mullion. In the two southern-most bays at the ground level of six-lite over 18-panel wood overhead doors with an angled transition from head to jamb. The main entrance door is center of the center-north bay and is accessed by brick steps set parallel with the street leading to a landing. Metal railing enclose the landing and line the outside edge of the stairs. The door is a flush panel metal door with flat stock trim. The door is recessed within the false gambrel. To the north of door at the upper level of the split are three grouped windows with a wider center picture window flanked by two typical sashes. Centered in each of the two southern-most bays at the upper level of the split are typical window openings. The north elevation lacks fenestration. The south elevation fenestration is limited to one typical window in each bay of the upper level of the split.

The Essex County tax records indicate the building was constructed in 1977 and the architecture and map references confirm this construction date; 125 Lincoln Street was subdivided for the construction of this residence. There are no obvious changes to the building since it construction other than the possible replacement of the sashes.

The building was constructed after the proposed period of significance (1910 – c. 1930) for the proposed historic district and therefore would not be a contributing resource in the historic district.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

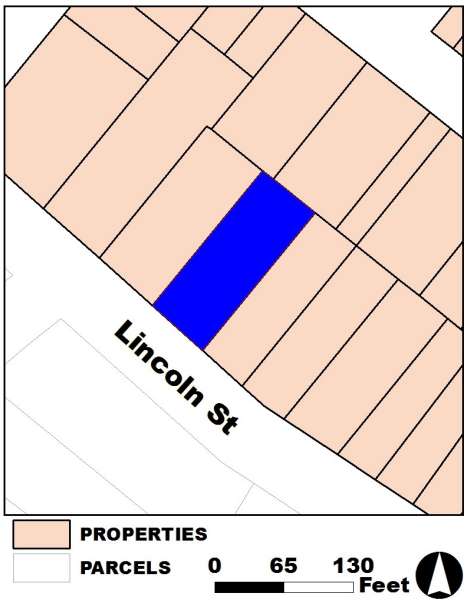
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	

Additional Information:
Wheeler Street 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: Wheeler Street 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: -1714487100

Property Name: 125 LINCOLN STREET **Ownership:** Private
Address: 125 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	25

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 one-family residence, an American Four Square. The front faces southwest toward Lincoln Street and the first floor is set several steps above grade. The house is set back from the property line with a sloping lawn at the front down to the sidewalk. A driveway runs along the north side of the building to a garage set to the rear of the property. The foundation is parged masonry and the siding is fiber-cement clapboard with narrow corner boards; the siding is narrower at the front elevation than at the side elevations. The windows are typically wood-hung sash but their configuration varies. The trim is narrow including the sill; the material may be a composite. The roof is a steeply pitched hip clad with asphalt shingles and a built-in gutter with clad cornice. The shallow soffits are clad with vinyl. Centered at the front, north and south sides are cross gables that begin at the level of the eave of the main roof and are treated similar to the main building. A one-story wrap around porch spans much of the front façade and half-way along the south elevation. It has a shallow hip roof with hung gutter. The roof is supported by paired (or triple at corners) slender Doric columns with molded capital and base and set on fieldstone piers with wood caps. The rhythm is the bay set about center of the main building is narrower than the flanking bays. A wood stair with vinyl railings are centered at the opening. The railings at the porch, which also appear to be vinyl, have a top and bottom rail with square balusters. The underside of the porch is infilled with parged masonry. At the first floor set under the porch is the main door centered on the elevation. It is a pair of tall one-light wood doors with one-light transom and molded trim. To either side in each outer bay are unequal, wood-hung sash, that is, the lower sash are taller by a third then the upper sash. At the second floor, equal wood sash are set in each of the outer two bays where the center bay is

occupied by a shallow bay project with a wood-hung sash centered in each bay; the center bay is wider than the two outer bays. At the gable end, a small half-round wood window is flanked by small square fixed wood sash. This opening combination lacks trim. The north elevation has a regular fenestration pattern with a one-story bay projection with shallow hip roof that set at the first floor in the east bay. The south elevation has a two-story bay projection about center of the elevation and the first floor portion is set within the wrap-around porch. Each side has a typical window. The garage is one-story building with a front gable roof set over two, unequal bays. In the north bay is a six-panel wood door with narrow molded trim. In the south, wider bay is a multi-paneled composite door with flat stock vinyl trim. The siding is vinyl and the gable peak is set proud of the lower level slightly.

The Essex County tax records indicate this building was constructed in 1916; however, it appears on the 1907 Sanborn maps and there are advertisements for maid service prior to 1916 in The Montclair Times. The building has been clad with vinyl siding and trim and the windows have been changed to vinyl. The trim at the roof line has also been clad and the gable end window on the front elevation appears at odds with the architecture. The railings at the porch appear to be newer material fabric made of composite materials

Despite the changes noted above, the building retains its fenestration, massing and presence on the block. The porch, a defining architectural feature, has been retained. The stone at the piers appear at odds with the detailing of the main building but they may be less at odds if the original siding was revealed. The building has a degree of architectural integrity to warrant consideration as a contributing resource in the historic district if Lincoln Street is included in the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

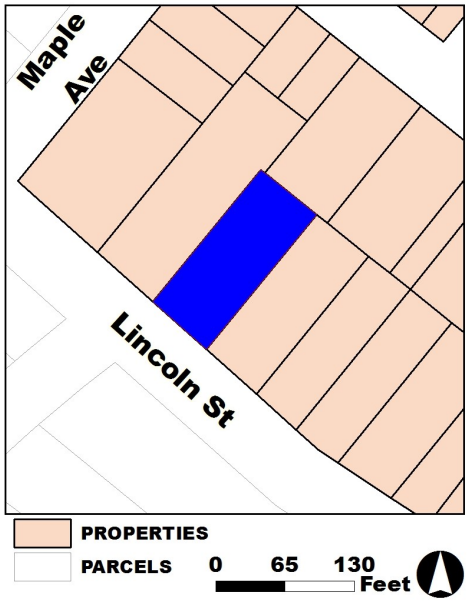
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 1628650101

Property Name: 127 LINCOLN STREET **Ownership:** Private
Address: 127 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	26

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 Queen Anne style, with Shingle style influences. The front elevation faces southwest toward Lincoln Street and the first floor is set a few steps above grade. The building is set back from the property allowing for lawn at the front. A driveway runs along the south side of the property. The foundation is parged masonry and the siding is primarily wood shingles. The windows, with exceptions, are one-over-one wood-hung sash with aluminum storms. The trim is flat-stock wood with a molded outer edge. The roof is a broad sweeping gambrel with its ridge running parallel with the street. At the front, the roof sweeps over the front porch, described below. Centered the porch is a second floor dormer with a steeply pitched hip roof. Centered on the main roof at the attic level is a dormer with a gable roof. Occupying the south corner is a turret with a bell-shaped roof that engages the main roof. The porch occupies the north and center bay of the main building, extends to the north beyond the building one bay and to the east onto the building one bay, and lightly engages the turret to the south. The porch, as previously noted, sits under the extended sweep of the main roof and then transitions to a partial hip where the porch is wider than the roof and building. The whole of the roof is supported by four sets of paired columns (triple columns at the corners) set equal-distant apart. The paired columns are set under a deep, shingled entablature that steps up at each opening. The square wood columns have molded caps and plinths, eased edges, and sit on shingled piers that rest on the wood frame and deck of the porch. The porch structure is supported by brick piers aligned with the supports above with lattice set between each pier. Brick stairs with limestone treads are set center of the porch. The main entrance is set under the porch about center of the west bay. The wood door assembly is composed of one light over

two panels centered on two one-light over one-panel sidelights with a deep molded wood surround. Centered in the center bay is an oval window set lengthwise. The trim is molded with keys in each the top, bottom and sides. The turret makes up the south bay and has three equal-spaced typical windows; two of which are visible from the street. Centered above the front door is the second story hipped dormer. The side walls are treated with shingles. The window assembly is a half-round hung sash flanked by smaller one-light casement sash. Set between each window are fluted pilasters with tassels detailed below the capital at the outer trim. Inset panels in wood frame the half-round opening which has a molded entablature and a narrow key at the peak of the opening. A molded band sits between the first and second floor creating a flare in the shingles above the molded projection. Similar to the front, three typical sashes are set in the façade with two visible from the street. The roof overhang is substantial but plainly detailed with only a concave entablature set under the plain soffit. The attic dormer has a molded projecting cornice that returns onto the face of the dormer. The walls and peak are clad with shingles. The window assembly is a smaller version of the window assembly at the second floor dormer. A buff brick chimney is set beyond the ridge behind this dormer. The fenestration on the sides are regular with much of it obscured by tree cover, the porch or the turret.

The Essex County tax records indicate the building was constructed in 1909 and the property is indicated in the city directory in 1910. There are no clear major changes to the building either as seen in the landscape or in the map evidence.

The building is a fine example of a Queen Anne style residence with Shingle style influences and would be a contributing resource in the historic district if the boundary includes Lincoln Street.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

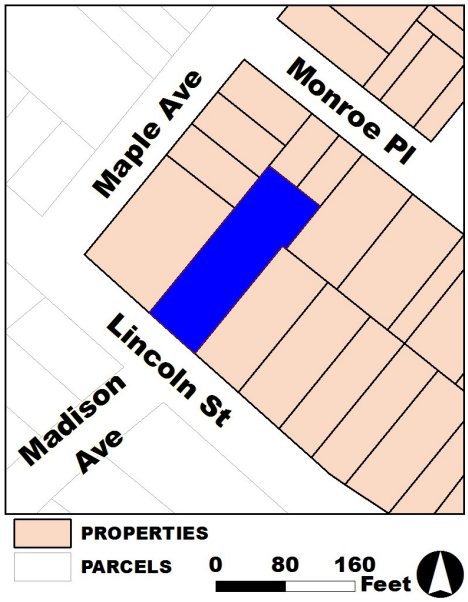
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	, Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 1797678226

Property Name: 129 LINCOLN STREET **Ownership:** Private
Address: 129 LINCOLN STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	27

Property Photo:



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

Description:

Constructed in 1909, this is two-bay wide by two-bay deep, two-and-one-half story single-family residence executed in the Craftsman style. The front elevation faces southwest toward Lincoln Street and the first floor is set several steps above grade. The building occupies the corner of Lincoln Street and Maple Avenue with a substantial yard to the north side. Two shingled posts frame the entrance from Lincoln Street. At the main building, the foundation is parged masonry and the walls are finished with unpainted shingles. The windows are typically one-over-one wood-hung sashes with wide flat-stock wood trim and a projecting slender wood sill. The roof, clad with asphalt shingles, is a front gable with a sweeping eave, molded cornice, and pent roofs clad with shingles where the gables return. At the front (west) elevation there is a one bay projection on the north end with a lower, shallow gable proud of the main building. Centered on the main roof on its north side is large cross gable. On the south side at the east bay of the main roof is a similar cross gable. At the west bay on the south side a hipped roof dormer is set about center of the slope. The dormers and gables are treated similar to the main building.

A one-story porch spans the full façade and wraps around the south side of the building one bay. The roof is a steeply pitched hip clad with asphalt shingles that has a broad overhang with boxed eave. The roof is supported by pairs of slender Doric columns with molded capital and base that are set a distance apart and sit on a low shingled wall. At the corners the columns are triples, one at each corner and one on each elevation. The shingled walls go to grade and are capped with wood. The spacing between the columns is regular across the porch. The north bay is open to the brick stair with limestone treads with a metal railing at each side. A wood railing is set

between each column support; it is composed of top and bottom rails with narrow-spaced square balusters. Under the porch and between each column support is wood lattice with vertical slats.

The inset gable defines the north bay on the front elevation so that this section is set proud of the main building from first floor to roof. At the first floor a slight bay projection sits under the porch on the north side with a typical window in the center bay. Adjacent to the bay is the main entrance door. It is one-light over three-panel wood door with flat-stock wood with molded outer edge set to the underside of the ceiling. In the center of the south bay at the main body of the building is a typical large window opening. Centered at the second floor in the north bay is a typical window. Similarly, the south bay has a typical window centered in it. At the main gable there is a typical window with a molded architrave.

The north elevation as seen from Maple Avenue is composed of a one-story projection at the center bay with the previously noted center cross gable over it. Below this projection is a nine-light over two-panel wood door and centered at the projection and the gable end are typical windows. To the west of the projection, the roof of the porch is carried over the façade until it engages with the projection. There is a single typical window to either side of the center projection at the first floor and one to the east at the second floor. A small rear porch is set along the east elevation under a hip roof with similar, but plainer detailing to the front porch.

The Essex County tax records indicate a construction date of 1909 and this is confirmed by the maps and the city directory listings. There are no changes noted in the building as evidenced by the maps and the existing architecture.

The building retains a high degree of architectural integrity and would be a contributing resource in a historic district if Lincoln Street is included in the boundary.

Setting:

Lincoln Street is the western boundary with only the east side of the street from Willowdale to the south and Maple Avenue to north included in the survey area. The street is primarily made up of single-family residences on both sides of the street which are tree-lined and with concrete sidewalks and Belgian block curbing. The properties are a mix of wide and narrow frontage within the survey area. The utility poles with the street lighting is set to the east side of the street in the grassy medians. The street is relatively flat with only a slight rise from Willowdale to Maple avenues.

Registration and Status Dates:

National Historic Landmark?: ☐

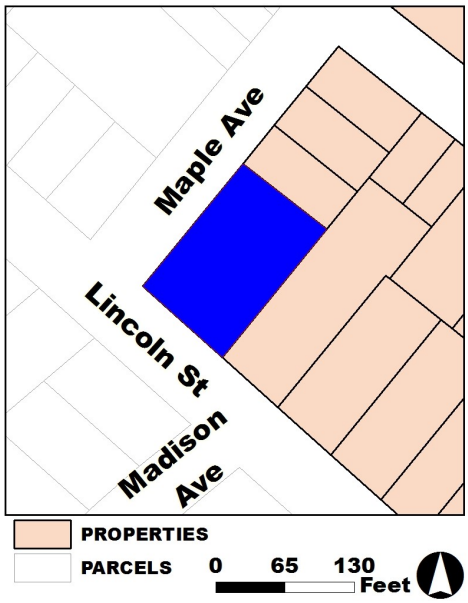
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: -299070303

Property Name: 91 MAPLE AVENUE **Ownership:** Private
Address: 91 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	12

Property Photo:



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

Description:

This is a two-bay wide by five-bay deep, one-story commercial building. The building faces northwest toward Maple Avenue. The building appears to be constructed of concrete block that has been parged. The low-slope roof is set behind a shallow parapet that is capped with terra-cotta copings. The building is set close to its neighbor to the east. The east bay at the front elevation is occupied by an aluminum and glass door with a one-light in-filled transom, and by a large picture window set in an aluminum frame with an infilled transom. The west bay is occupied by a metal overhead garage service door. There are four, 16-light, steel windows in the four bays on the west elevation; the operation of the windows is unclear and the surround is unadorned.

The Essex County tax records indicate a construction date of 1944; the building is not listed in the city directories in 1945 but does appear in 1947. At that time, it is owned by General W. Jones and it is referred to as the Maple Avenue Garage.

The building was constructed outside of the recommended period of significance (1910 to c. 1930) for the survey area so it would not be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the

Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

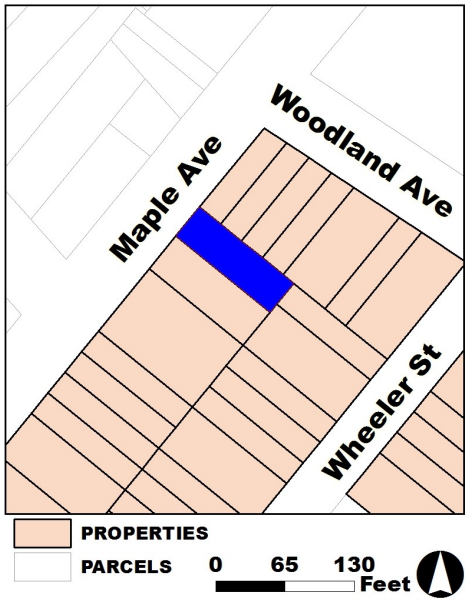
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -698727648

Property Name: 95 MAPLE AVENUE **Ownership:** Private
Address: 95 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	11

Property Photo:



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

Description:

This is a two-bay wide by one-bay deep, two-story multi-family residence that has been expanded to its rear with two, two-story additions, the middle addition is about the same depth as the main building with the narrow addition to its rear. The front of the building faces northwest toward Maple Avenue and the first floor is set one step above grade. The foundation is parged masonry and the walls are finished with vinyl siding. The windows are typically one-over-one vinyl sash, some with fake muntins, with flat stock vinyl trim. The roof at the main building is a side gable with a shallow overhang on all sides. The roof is clad with asphalt shingles and the cornice and soffits are clad with vinyl. The middle roof is a shallow shed that drains toward the front; its material is unclear and it has a semi-flush rake. The rear addition had a shed roof draining to the south. A one-story former porch that is now fully enclosed encompasses much of the front addition. The roof is a steeply pitched hip roof clad with asphalt shingle with a slight overhang. The walls are similarly treated to the main building. The east bay contains a vinyl sliding sash with thin vinyl trim. The west bay contains a flush panel metal door with similar trim conditions. The east bay at the second floor contains a pair of typical sash separated by a mullion. The west bay contains a typical single sash. The east elevation, which is visible from the street due a drive and parking on this side, has a pair of typical sashes in each the first and second floor at the main building. Immediate to the addition is a pair of windows at the first floor and a single sash at the second with a small window about center to the end wall at the second. The rear addition is an open wood porch at the first floor with a single typical window opening at the second floor. The west elevation is against its neighbor.

The Essex County tax records indicate the building was constructed in 1915; however, the property is indicated in the 1910 city directory and the 1907 Sanborn does not show a property at this location. There have been numerous changes to the building including enclosing the front porch and two rear additions that almost double the size of the building. Other changes include the application of synthetic siding and the changing of all of the windows. These changes pre-date the 1986 Sanborn map but post-date the proposed period of significance (1910-c.1930).

The application of siding and the replacement windows and even the enclosing of the front porch are reversible but the rear additions that are clearly visible from Maple Avenue make the building a non-contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

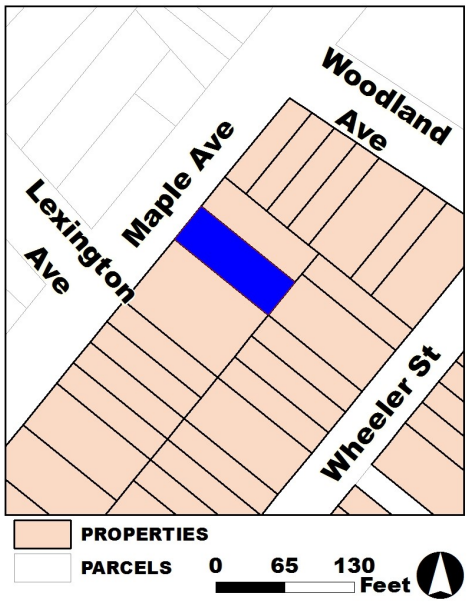
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Additional Information:
Wheeler Street 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: Wheeler Street 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: 1237649915

Property Name: 99 MAPLE AVENUE **Ownership:** Private
Address: 99 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	10

Property Photo:



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

Description:

This is a six-bay wide by two-bay deep, two-story commercial building with a four-bay wide, two-story rear extension. The building faces northwest toward Maple Avenue and the first floor level is about a step above grade. The front elevation is finished with rock-face concrete block and the sides, only the west side is visible from the street, are clad with stucco. A parking lot is set to the west servicing the commercial uses of this property. The window treatments vary. The low-slope roof is set behind a parapet that is stepped and topped with painted stone copings. At the first floor, the east two bays are defined by a single canvas awning with two flush wood doors, one in each bay, and a clerestory fixed sash with thin clad sills set between these doors. Below the infill, the wall is slightly recessed from the block and finished with stucco. At the eastern-most door is concrete ramp with metal railing running from the west parallel with the street. The wall of the center two bays is open, as it was once a vehicle door, and is infilled by an aluminum frame, glass and paneled assembly. The assembly is composed of three equal panels at the bottom, three equal fixed one-light sashes at the middle, and three one-light transoms at the top. The center glass and lower panels are of equal height. The two west bays also have an all-encompassing canvas awning covering two doors, one in each of the western-most bays. The west bay is set one step above grade and is a flush wood door. The west-center door is a one-light wood door. The heads of the opening do not align and there is a step with railing at the western-most door. A flush wood cornice is set above the first floor serving as a band course. Centered in each bay at the second floor are segmental-arched windows with painted brick lintels and painted stone sills that project slightly. The windows are square-shouldered one-over-one vinyl sash with flat stock brick mold. There is limited fenestration on the west elevation at the main building; one-over-one vinyl sash with

flat-stock trim in the north bay at the first and second floor. The rear extension has a series of windows, man doors and vehicle doors at the first floor, and a typical sash with flat-stock trim in each of the bays at the second floor. The open lot is located to the west of the building is set behind a chain link fence and gate.

The Essex County tax records indicate the property was constructed in 1911 and the city directories confirm this construction date. Per the city directory published in 1912, the building was used by the Union Taxi Cab Co. and the Union Garage Co., which were incorporated in 1911 and the owners were Frank A. Jackson, President, and William W. Morgan, Secretary and Manager. The fenestration pattern has been modified at the ground floor, but the garage bay remains readable in the front elevation and the windows and doors have been changed.

The use of rock-face concrete block for the front façade and the detailing of the windows at the second floor provides architectural character to this commercial building. Maple Avenue is a mixed-use street and the building maintains its commercial use; an early addition having been constructed in 1911 to the survey area. It would be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

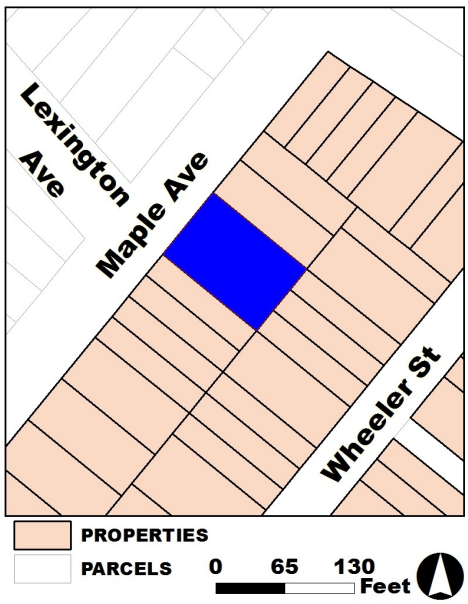
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 2139314210

Property Name: 103 MAPLE AVENUE **Ownership:** Private
Address: 103 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	9

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 two-family residence. The front of the building faces northwest toward Maple Avenue and the first floor is set several steps above grade. There is a shallow lawn at the front of the property and both sides of the building are set close to the property line. The foundation is parged masonry. The upper levels at the front are clad with aluminum siding with narrow edge pieces where trim would be located. The windows are one-over-one vinyl sash with the sills set behind the aluminum. The front gable roof is clad with asphalt shingle, lacks an overhang and returns at the gable ends; based on the dormer detailing, it is suspected that the roof does overhang and it has exposed rafter tails and a soffit that are now clad with aluminum. A dormer is set on the east side; it is a shed that is three bays deep with an overhang detailed with exposed rafters. There are a pair of typical windows in each bay of the dormer. The front porch, which spans the full width, is clad with aluminum with two large openings covered with wood lattice in the east bays and a single door in the west bay. The door is slightly recessed in the opening; it is a one-light over multi-panel set behind a screen door. The opening has a single-light transom. Access is via parged masonry stairs with stepped concrete side walls, a simple wood railing on one side and a metal railing on the other side. At the second floor there are three equally spaced typical window openings. At the gable end there is single typical window opening. On the east side, the building is clad with fiber cement siding in poor condition. There are three window openings, one in each bay at the basement, and paired windows openings in each of the three bays at the first and second floors. A two-story wood deck is set at the rear of the building. The west side is set immediately adjacent to its neighbor is not visible from the street.

The Essex County tax records indicate the property was constructed in 1919; however, the property is referenced in the city directory published in 1912. The main changes to the building appear to be new cladding, aluminum at the front and fiber-cement board at the sides and the replacement of the windows. Based on how the siding is applied, especially in locations where there would be architectural detailing such as at the roofline and the porch, the siding is applied and the chances of original material underneath is high.

This residence has a similar architectural evolution as its neighbors, the application of siding and replacement of windows, but it continues to retain its fenestration, it is suspected original detailing is retained under the siding, and its presence in the streetscape has been retained to make it a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

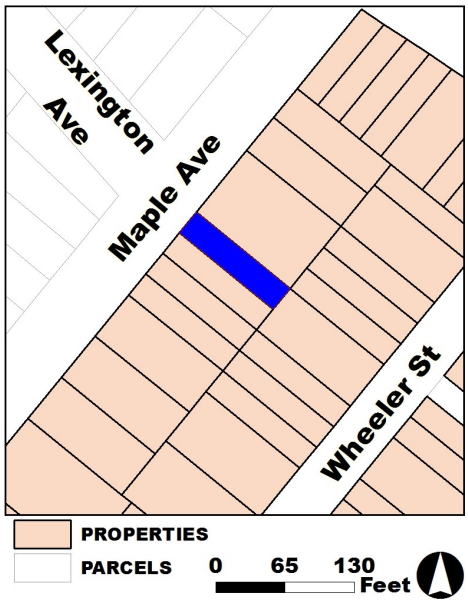
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1031190971

Property Name: 105 MAPLE AVENUE **Ownership:** Private
Address: 105 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	8

Property Photo:



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

Description:

This is a two-bay wide by five-bay deep, two-and-one-half story multi-family residence that has been significantly modified that much of its detail including delineation of additions has been covered with vinyl siding. The additions are also so significant that it appears more as a full three stories especially when viewed with the rear additions. The front elevation faces northwest toward Maple Avenue and the first floor is set several steps above grade. The foundation is parged masonry. The siding is completely covered with narrow vinyl siding with corner treatments. The windows are typically one-over-one vinyl sash with just an edge molding where trim would historically be placed. The roof is a front gable with only the front part of the gable still evident as a series of additions have covered the rear slope creating a large shed roof at the rear. A larger gabled dormer is set center of the front gable; it is similarly treated at the main building with a pair of typical with wide clad mullion set center. The main roof lacks overhangs. The first floor has a flush panel metal door with one light in the north bay and a small typical sash in the south bay. A covered overhang is set between the first and second floors. At the second floor are single windows, one in each bay but they are set close to each other at the center of the building. There is limited visibility of the north elevation. The south elevation includes a series of typical window openings at all levels with the majority located toward the east end.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial

buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

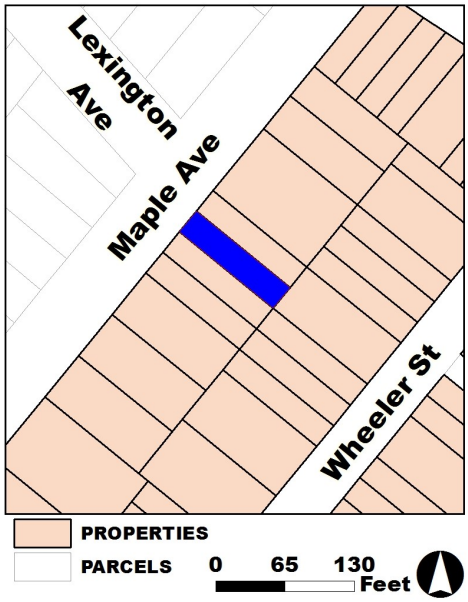
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1788875308

Property Name: 107 MAPLE AVENUE **Ownership:** Private
Address: 107 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	7

Property Photo:



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

Description:

This is a three-bay wide by two-bay deep, three-story multi-family residence with a one-bay deep two-story addition at the rear. The front elevation faces northwest toward Maple Avenue and the first floor is set only a few steps above grade. The building is set back from the street a good distance creating a front lawn enclosed by a low aluminum fence. The foundation is parged masonry and the walls are clad with vinyl novelty siding. The windows are typically one-over-one vinyl sash with a flat-stock vinyl trim with a bulbous inner bead. The roof is a front gable with a slight bend in the roof at the lower third. The roof is clad with asphalt shingles and has a slight overhang on each side that are clad with vinyl. A one-story porch spans the front elevation. It has a low-slope hip roof with shallow overhang that is supported by four unequally spaced posts set on a wood frame and deck. The supports for the deck appear to be a concrete wall. Between each post is a wood railing with top and bottom rail and square balusters. A typical window is set center of the east bay, a flush panel metal door with fanlight is set in the center bay and a second door, same type, is set in the western-most bay. At the second floor, there are two typical windows, one in the east bay and one in the center bay. A single typical window is set center at the third floor. A similar fenestration of typical windows in each bay is found along the east elevation including at the addition with no fenestration located at the third floor. At the west elevation, the fenestration is limited to the south bay of the main building at the first and second floors.

The Essex County tax records indicate the property was constructed in 1902 and the 1907 Sanborn map indicates a building in this approximate location including the deep setback that is currently present. The property is not referenced in the city directories until 1912.

The 1907 Sanborn does not indicate a porch where the 1986 Sanborn does indicate a front porch. Unfortunately, the building appears to have been radically altered through the raising of the roof to create a third floor level. Other changes include the application of synthetic siding, the application of an adorned porch, and replacement of the sash.

The building, although with a possible pre-1910 construction date, has been so altered that it is difficult to discern its earlier appearance and would therefore not be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

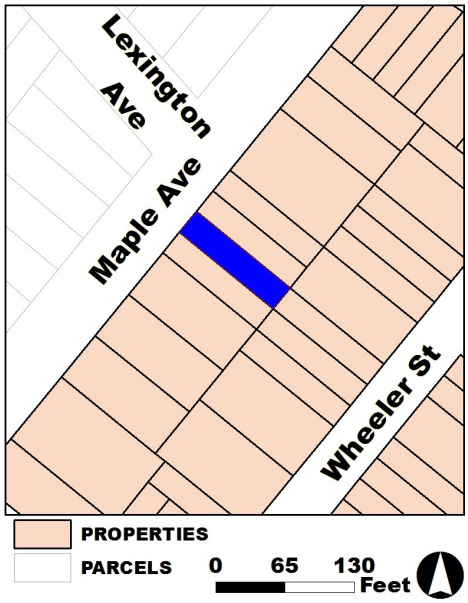
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 962372607

Property Name: 109 MAPLE AVENUE **Ownership:** Private
Address: 109 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	6

Property Photo:



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

Description:

This is a two-bay wide, by three-bay deep, two-story multi-family residence. The front elevation faces northwest toward Maple Avenue and the first floor is set a few steps above grade. The building is set close to the property line at the front and both sides. The foundation is parged masonry and the wall finishes are vinyl siding with a corner treatment. The windows are typically one-over-one vinyl with an edge piece in lieu of trim and a vinly-clad sill. The main body of the building has a low-slope roof set behind a parapet. The parapet may have a cornice at its front but it is covered with vinyl. There is a narrow, two-story extension at the front with a shallow hip roof and a slight clad overhang. The extension is set below the cornice at the parapet. There is a second addition at the front which is one story that appears to have been a porch which is now enclosed. It also has a shallow hip roof with a broader extension at its front clad with vinyl; this too may have a cornice underneath. In the north bay at the basement level are a pair of short typical sash separated by a thin mullion and with siding at the jambs between the masonry opening. To the south is a door paneled wood door with oval light set behind an aluminum storm door. Centered above the basement windows is a pair of typical sash with a mullion and center over the door is a single sash that is slightly shorter than the paired window to accommodate the head of the door. At the second floor in the intermediate addition are two single typical sash, one in each bay. The north elevation has a regular fenestration pattern with single windows in almost every bay at the first and second floor levels. The south elevation is similarly treated.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

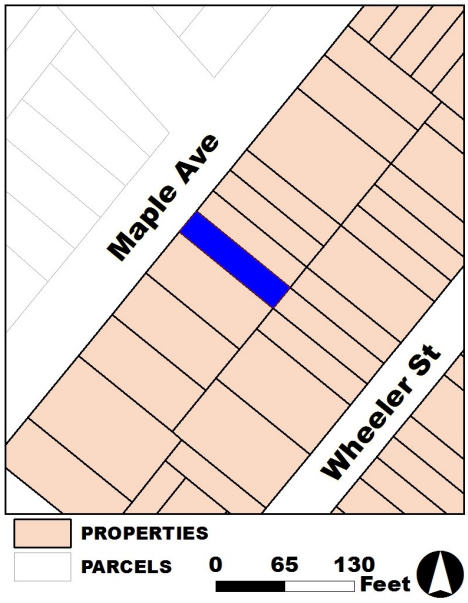
SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

☐ **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	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 314376374

Property Name: 111 MAPLE AVENUE **Ownership:** Private
Address: 111 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	5

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 multi-family residence in the Colonial Revival style. There are two, two-story extensions to the rear and a parking area along the west side of the property. The foundation is parged masonry and the building is clad with vinyl siding with corner treatments. The windows are typically one-over-one vinyl sash with flat-stock vinyl trim. The roof, clad with asphalt shingles, is a substantial, front gambrel with a sweeping overhang that returns to create a pent roof between the second and attic levels. There are two gabled dormers, one on each side of the main roof. They are similarly treated at the main building and each has two typical window opening set a slight distance apart. The roofs at the rear extensions are low-slope hips with a slight overhang at the middle addition and no overhang at the rear. A one-story porch spans the front elevation. It has a shallow hip roof clad with asphalt shingles and a shallow overhang. It is supported by three equally spaced square wood posts with plain capitals and no plinth and rest on the wood frame and deck. The structure is supported by a parged masonry foundation. The stairs, set in the west bay, are wood with wood railings set to either side and along the porch. The railing has a top and bottom rail with square balusters. The east bay has a single typical window at its center and the west bay has two doors set a distance apart. The doors are six-light over two-panel wood. The fenestration at the second floor are two typical sash set a distance apart about center of the elevation. The same condition holds for the gambrel except the windows are narrower and shorter than those at the second floor. A bay window projection with hip roof is located in the north bay at the first floor on the east elevation. Windows line this elevation at each floor the entire length. The west elevation has limited fenestration along its façade. A deck and stair are set under the second floor of the rear extension. At the rear of the parking lot in

the southwest corner is a two-bay garage with a low-slope roof set behind an asphalt-clad pent roof. The walls are painted concrete block and in each bay are flush-panel fiberglass roll-up vehicle doors.

Constructed in 1907, the property is noted in the city directory in 1910. This property was owned by Clinton Summers, a slater. The rear additions date to prior to 1986 based on the Sanborn map. The siding, porches and the windows are all recent improvements (in the last 10 years). The overall massing and fenestration pattern have been retained despite the changes.

111 Maple Avenue has both a social and architectural history worthy of exploration. The building, a multi-family property executed in the Colonial Revival style is one of a few standard types in the neighborhood and despite changes, would have the potential to be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

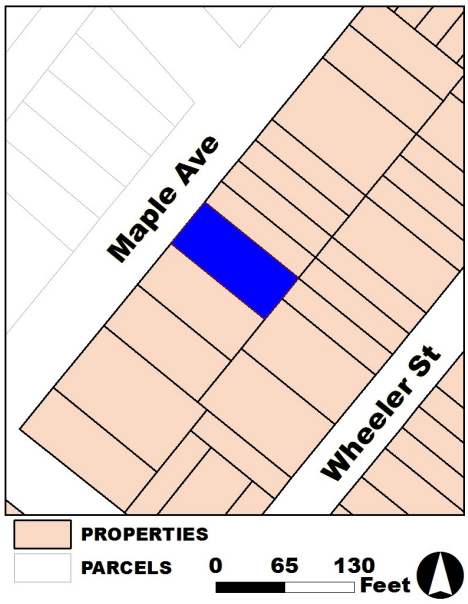
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1596350889

Property Name: 115 MAPLE AVENUE **Ownership:** Private
Address: 115 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	4

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, three-story apartment building with Italianate detailing. The front faces northwest toward Maple Avenue and the first floor is set several steps above grade. The building is set back from the property line allowing for a small area of lawn at the front. A narrow drive is set along the west property line leading to a parking area in the rear. The foundation is parged masonry. The body of the building is clad with vinyl siding with corner treatments. The windows are typically one-over-one vinyl sash with an edge piece in lieu of trim and a projecting clad narrow sill. The front elevation is distinguished by two three-story bay window projections at each outer bay with the main entrance set in between. The low-slope roof is set behind a parapet. The parapet at the front is detailed with a projecting wood molded cornice supported by simply detailed corbels set on a shallow entablature. The cornice follows the line of the bay window projections. The gap between the heads of the third-floor windows and the underside of the cornice is substantial. The main entrance is set under a narrow wood porch that spans between the two bay projections. The porch has a shed roof with deep overhang that has been recently modified to remove its molded cornice but the corbels, as seen at the main roof, remain. The porch is supported by two slender Doric columns with simple molded capitals and bases. These rest on painted brick piers with a rusticated cap stones. Set between the piers is a wood stair with wood railings to either side. The railings at the stair and porch are the same. Each has a turned newel at each end, a top and bottom rail, and turned balusters between. The front entrance is set in a broad surround of two layers of flat-stock trim, with a concave center molding essentially recessing the door slightly in the opening. The wood door has one-light (covered with plywood) with three-panels below. In each of the three floor levels of both bay window projections are

single typical window openings with a shared sill. At the center bay over the door are single typical windows at each floor. The first deep bay on both side elevations is devoid of openings. In the second bay at each floor are a pair of openings on both elevations. At the rear bay are two small window openings set apart, again the same fenestration on both, side elevations. There is a three-story porch with roof (an extension of the main roof) at the rear.

The Essex County tax records indicate the property was constructed in 1902, the 1907 Sanborn maps does not show a property in this location along Maple Street and the first reference in the city directories is in 1912. The changes to the building include the application of synthetic siding on all sides, the replacement of the windows, and half-measure changes to the porch elements and entrance. These modifications do not change the building's fenestration pattern, scale and massing and overall presence in the streetscape.

Similar to other buildings within the survey area, including other apartment buildings, the application of new siding and replacement windows and even the changes to the porch do not necessarily diminish the architectural and historical value of the resource. As such, 115 Maple Avenue would be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

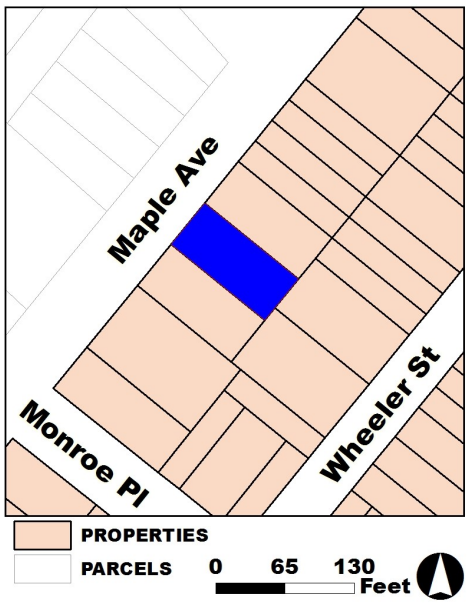
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1537189560

Property Name: 117 MAPLE AVENUE **Ownership:** Private
Address: 117 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	3

Property Photo:



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

Description:

This is a three-bay wide by two-bay deep, two-story multi-family residence that has had numerous additions to its smaller core. The front elevation faces northwest toward Maple Avenue and the first floor is set several steps above grade. The building is set back from the property line several feet to create a lawn. The grade rises fairly steadily from the sidewalk so that there is a concrete block retaining wall on the east side property line to retain the higher grade at the rear parking and a second concrete block retaining wall at the opposite side of the drive and at the sidewalk to retain the front lawn. Three steps at the sidewalk lead to a landing before reaching the front steps at the building. The foundation is parged masonry and the building is clad with vinyl siding with corner treatments. The windows are typically one-over-one vinyl sash with narrow trim. The roof at the main building is a side gable clad with asphalt shingles. A brick chimney rises at the west end of the main block on the front slope of the roof. A wood framed stoop with wood stairs occupies the east bay at the front elevation. It is set on a parged masonry foundation. The stairs are open with lattice in the openings. The railings at the stoop and stair are metal. The entire stoop is covered by a wide door hood with a shallow gable roof with a jerkin-head and clad with asphalt shingles. The hood is supported by paired molded brackets at each end. In the center bay at the basement is a vinyl sliding sash in a partially in-filled opening. Above this is a pair of typical sashes with a center mullion. In the west bay, which essentially is a one-bay two-story extension set flush with the main building, are the same windows. At the second floor, three grouped typical windows with mullions span the east and center bay, and another pair of typical sashes are set center of the west bay. The roof over the addition is a side gable but the extension is not as deep so the ridge is set lower than the man roof. The east side has a window in the center of the main block at the

second floor and a pair of windows at the gable end. Attached to the south bay on the east elevation is a two-story box projection with shed roof set below the sills of the gable end windows. This projection has a pair of windows centered on its east elevation at the first and second floors and a sliding sash at the basement. A third addition is located to the rear and it has a cross gable roof with the main building and one typical sash centered of its east elevation at the basement through the second floor. The north extension on the west elevation has three grouped typical sashes at the first and second floors, and one each in the main block, and one each in the first bay of the rear extension with a small window set about center of the extension.

The Essex County tax records indicate a construction date of 1927 and this is confirmed by the city directories. Similar to many of the other buildings in the survey area, the building has been cladded with synthetic siding, the windows changed and extensions placed to the rear. It is unclear if the side extension is an addition or original construction as the siding hides any anomalies and the 1933 Franklin map has generic plans of buildings unlike the Sanborn maps, which are more building specific, to help determine chronology of construction.

The house maintains its fenestration of the main block, which is carried over to the west extension. The rear extension is set behind the main block. Although there have been changes, the detailing over the main porch, the overall fenestration and roofline have been maintained so that this building would be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

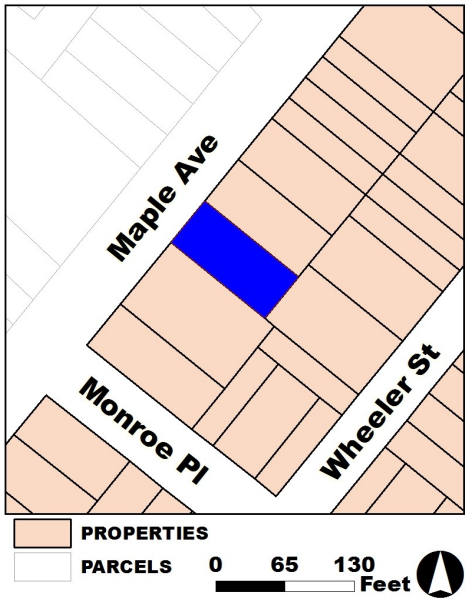
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -2129315389

Property Name: 125 MAPLE AVENUE **Ownership:** Private
Address: 125 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	2

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 residence that was constructed as a single-family and has been converted for multi-family use. The architecture reflects the muted influence of the Queen Anne style that has been modified at a number of its elements for conversion to multi-family use. The front of the building faces northwest toward Maple Avenue and the first floor is a few steps above grade. The building is set back from the property line to allow for a small area of lawn at the front that is retained behind a short parged masonry retaining wall. A driveway runs along its west side to access the rear of the property. The siding is wood clapboard at the first and second floors and wood shingles at the gables. The windows are typically one-over-one wood-hung sash with wide flat-stock trim with a drip cap, a narrow projecting sill, and enclosed by storm windows. The main roof is a truncated steeply pitched hip with a deep overhang with soffit boards set to the angle of the roof. Detailing the roof are a cross gable off-center to the east at the front, and cross gables over the two rear bays on both the east and west sides. The reason for the truncated hip is unclear in terms of was it a modification or an original feature. A one-story wrap-around porch to the west is fully enclosed and its fenestration does not align with that of the main building. The porch roof is a hip clad with asphalt shingles with a cross gable over the front entry off-center to the west; the cross gable has a sunburst pattern at its gable end. Where the porch meets the main building on the west side, the roof rises to the slope of an interior stair. The front of the enclosed porch has two typical windows to the east of the door. The door is a two-light-over-four-panel wood with two one-light-over-one-panel sidelights with flat-stock trim. To the west is a third typical sash. At the second floor, the wider east bay contains a pair of window openings with a wood mullion at its center; the gable is centered above these window openings. In the

west bay, set about center of the end of the gable, is a single typical window opening. The gable sits beyond the north wall slightly and is supported by a molded wood cornice with dentils capping the shallow entablature; each end of the cornice is supported by molded wood brackets. The peak of the gable also steps out over the well below creating a slight recess over the three grouped windows set center of the gable. The center sash is a tall, wood-hung sash and the adjacent sash are narrower and shorter wood in-swing casements. The sides of the shingles are rounded as they meet the jambs of the windows and the entire assembly is set to the back of the opening creating a deep sill. The side elevations, both visible from the street, have interest in them architecturally both for the detail and for the changes. On the east side there appears to be a truncated bay projection so that all that remains is a triangular bump-out where it meets the porch. A single window is set adjacent to this at the porch and there is a typical window in each side of the triangle. There is a bay window projection in the second bay at the first floor; it is similarly detailed to the main building and has a shallow hip roof. There are two typical windows in the first and center bays and a single window in the gable. The rear bay is recessed on this elevation. On the west elevation, the center bay with the cross-gable projects slightly so that the enclosed porch aligns with it. There are two window openings in the west wall of the porch, one similar to those at the porch and a taller opening similar to the main building. There is also a bay window projection centered under the gable at the first floor. There is a boxed projection in the third bay; it lacks fenestration and has a shed roof. At the second floor, the fenestration is fairly regular and similar to the east elevation including at the gable except its window has a triangular head.

The Essex County tax records note a construction date of 1912; however, the 1907 Sanborn map shows this building already constructed. The 1981 Historic Sites Inventory form indicates a construction date of 1906. The footprint of the building has not changed dramatically, based on map evidence, but there have been changes at the front porch, its full enclosure, and the side elevation for the building's conversion for multi-family use. The primary detailing, such as the siding, windows, roofline, etc. have been retained.
125 Maple Avenue retains a degree of architectural integrity given its adaptive reuse for multi-family purposes and the Historic Site Inventory notes "Although the Queen Anne style is sufficiently represented in Montclair, it is under-represented in this particular neighborhood. This vernacular example is one of the oldest houses at the south end of Maple Avenue." Based on its level of integrity and as a early presence in the survey area, this would be a key contributing resource in the historic district.

Setting:

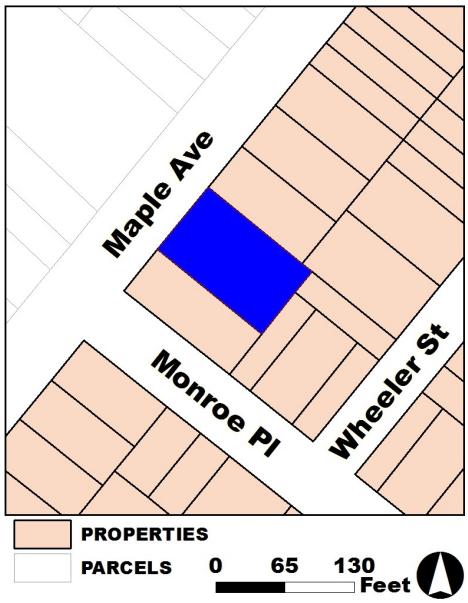
Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Gary Sachau	Montclair Twp. Historic Sites Inventory	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: -1824609270

Property Name: 129 MAPLE AVENUE **Ownership:** Private
Address: 129 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	1

Property Photo:



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

Description:

This is a four-bay wide by four-bay deep with truncated corner, three-story mixed-use apartment building in the Neo-Classical style. The building occupies the corner of Maple Avenue and Monroe Place and the front entrance to the apartments faces northwest toward Maple Avenue while the entrance to one ground-floor commercial establishment is set at the truncated corner facing Maple Avenue. The first floor (ground level) is set about one step above grade and the basement is partially exposed. The foundation is a rock-face sandstone that is painted. The building incorporates three different bricks in the articulation of the façade treatments. The rear and east sides, the party walls, are red brick. At the street-facing sides, the tall first floor is a buff brick laid in a rusticated pattern with a brick cornice of recessed and corbelled brick serving as a band course separating the lower level from the upper two floors. The detailing at this level consists of painted sandstone. At the upper street-side levels the bricks are yellow in color and laid in a running bond with buff brick detailing. A buff brick band course, similar to one at the first floor, serves as the head of the third floor windows. The windows are one-over-one vinyl sash set in square-shouldered masonry openings on the street-facing sides and segmental arches (with square shouldered sashes) on the party walls. At the street-level sides, the first floor openings have flat arches with splayed and stepped painted sandstone lintels with painted sandstone projecting sills. The upper floor level openings have concealed metal lintels with projecting sandstone sills. The low-slop roof is set behind a shallow parapet that is stepped and capped with sandstone copings on the street-facing sides. Center of each parapet over the two center bays is a recessed panel composed of buff brick. The band course is set a few courses below this inset panel.

The fenestration on the north elevation begins at the basement level with two square-shouldered masonry openings with flat arch sandstone lintels with glass block and set apart in the north bay. Aligned with these two openings at the first floor are two typical first floor window openings. Approximately center of the elevation, the apartment entrance is set in a half-round arch with a painted sandstone surround. The brick is stepped at the inside face and molded at the outer edge with a keystone at the arch. The arch is supported by two pilasters with rosettes at the capitals, carved panels at their shaft and slightly projecting two-tiered plinth blocks. The door is slightly recessed in the opening and is composed of an infilled transom with a newer door configuration of flush wood door with a one-light over one-flush-panel sidelight. To the west of this opening is another typical window opening; this is infilled with plywood. A picture window, partially enclosed is set adjacent to the truncated corner. The surround has brownstone inset panel at its jamb, a stucco panel below the opening and another brick inset panel below this composed of buff and yellow brick. There is a basement opening below this that is infilled. At the corners, the brick is toothed at each edge; this detail is carried to the upper floors. The door opening is tall and slender with a brownstone corner block at its head. The opening has been modified; currently there is a one-light door with a short transom where it appears the door and transom were taller and filled the entire opening. The same detailing is carried over the west elevation the first two bays. Set center of the building is a short typical sash and in each of the two south bays are single typical sashes with the same basement openings below. The upper floors on both street-facing elevations are similar; however, their rhythm of wall to window is slightly different because the Monroe Place side is slightly deeper than the Maple Avenue side. In each of the two outer bays, from either east to west or north to south, are single typical window openings, in the center-east or center-south bay is a pair of typical sash with mullion in a single typical masonry opening, in the bay nearest the truncated corner is a single typical window opening, and in the face of the truncated side. Between each of these windows at mid-floor are inset panels composed of buff and yellow brick; each sized according to the width of their respective openings. The party walls have regular patterns of fenestration with a three-story wood deck set partially along the east elevation overlooking a parking lot accessed from Monroe Place.

The Essex County tax records indicated the building was constructed in 1914 and the city directories confirm this construction date. The architectural description notes a number of changes, particularly the infilling of openings and the simplification of the entrance doors to both the residences and commercial storefront. However, these changes to not detract or diminish the articulation of the façade with multi-colored brick and stone to create a simple yet elegant primary facades. The truncated corner helps to emphasize the importance of this building, which today, serves as a transition between the eastern end of Maple Avenue, which is a mix of commercial and residential buildings, and the western end of Maple Avenue, which is primarily single-family residential.

129 Maple Avenue, as a result of its architectural detailing, degree of architectural integrity, and its anchoring of the corner of Maple Avenue and Monroe Place, would be a key contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

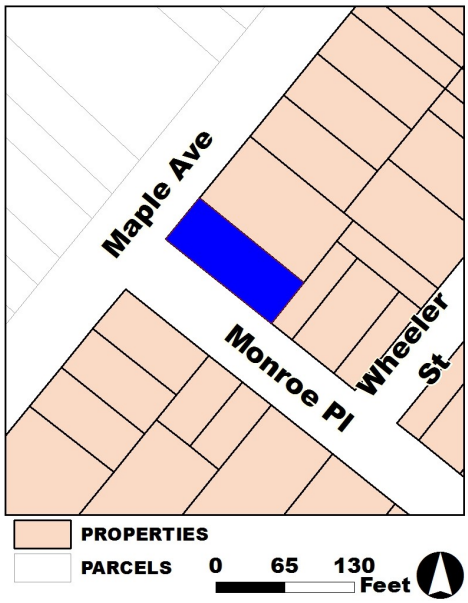
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:

Wheeler Street 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: Wheeler Street 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: -98099210

Property Name: 133 MAPLE AVENUE **Ownership:** Private
Address: 133 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	4

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 residence, an American Four Square. The building occupies the corner of Maple Avenue and Monroe Place and is set back from the property line so it has a stretch of lawn on its east and north sides. The front elevation faces northwest toward Maple Avenue and the first floor is set several steps above grade. The foundation is parged masonry and the walls at the body of the building are clad with aluminum siding. The windows are one-over-one vinyl sashes with edge trim and clad sills. The roof is a steeply pitched hip clad with asphalt shingles. The roof has a deep overhang with a flush eave. Centered at each elevation, except the rear, are hip-roofed dormers clad with asphalt shingles. Each has a shallow overhang with simple cornice and sloping eave. At the front and west elevations there are paired typical window openings with dividing mullion and at the east elevation there is a single window opening; these openings are shorter than those at the lower levels. A one-story extension spans the front elevation; this appears to have been a porch that is now fully enclosed. It has a hip roof clad with asphalt shingles. The exterior is finished with a grayish-white brick with brick quoins at the corner. Two fixed sashes are set in the east bay and a flush panel metal door with oval light is set in the west bay. Brick stairs with limestone treads and a stoop provide access to the door. Metal railings line both sides. At the second floor of the main building are two bay window projections that are set apart only slightly. The east elevation has limited fenestration mostly focused to the south and includes a bay window projection with hip roof and three window openings. The west elevation is similar with a slight projection between floors at the center to align with an interior stair and a door at grade set below this. The neighbor's drive is set immediately adjacent to the building on its west side.

The Essex County tax records indicate this building was constructed in 1920; however, a residence and woman's tailor business are indicated as being present in the city directory published in 1912. It is feasible there was a short-lived building in this location but more likely the records are not accurate because buildings of a similar style were present in the district c. 1910s. The most significant change is the enclosing of the front porch for year-round use. Other changes include the application of aluminum siding and the replacement of the window sashes.

The building's overall plan layout and fenestration have been retained including its position in the block at a prominent corner. Although the enclosing of the porch is slightly more significant than other examples within the district, the enclosure continues to read that it was a porch. Given its position in the streetscape, retention of scale and fenestration, the building would be considered a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

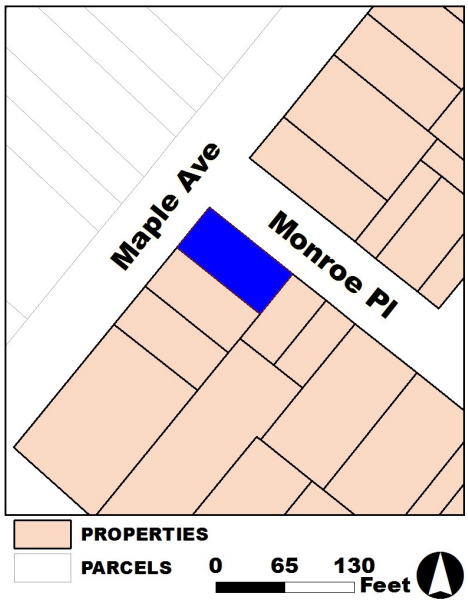
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 216647145

Property Name: 137 MAPLE AVENUE **Ownership:** Private
Address: 137 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	3

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 elevation faces northwest toward Maple Avenue and the first floor is set a few steps above grade. The building is set back on the property to create a small area of lawn at the front. The foundation is parged masonry and the body of the building is clad with brownish brick as the first floor of the front elevation and aluminum with corner treatments at the balance. The windows are typically one-over-one vinyl sash with flat-stock aluminum trim with clad sills. The roof is a side gable clad with asphalt shingles. The roof overhangs slightly and returns at the corners of the gable ends. There is a dormer centered on the roof with a hip roof with slightly flared eaves and a slight overhang. There are three small typical sashes separated by wide mullions centered on the dormer. A one-story porch occupies the east bay and covers the entrance. The roof is a front gable clad with asphalt supported by two square unadorned posts that sit on a low brick wall that encloses both sides and portions of the front of the porch. Brick stairs with limestone treads are set center of the porch and two brick planter boxes sit to either side of the stairs. There is a metal railing to one side. The wood entrance door is set behind an aluminum storm and set in a simple masonry opening. Adjacent to the porch in the west bay is a bay window projection detailed fully in brick with a shallow hip roof clad with asphalt shingles. A soldiered band course is set under the eave of the slightly projecting roof. The window openings have projecting brick sills. There is a window opening in the center bay at the basement and one in each side at the first floor. At the second floor, there is a typical window opening centered in each bay. On the east side, a boxed projection is set about center of the elevation at the first floor; it is treated the same as the main building with a shed roof and contains a grade-level door and window above.

A bay window projection is set in the south bay on the west elevation. The fenestration, except for these two exceptions, is fairly regular. The driveway to this building is set to the east side and leads to a one-car garage in the northeast corner of the property. The garage is clad with stucco, has a low slope roof with parapet capped with terra-cotta copings and a multi-panel overhead door.

The Essex County tax records indicate a construction date of 1916, and the city directories confirm this. The building has been altered since construction in the mid-20th century. The building's footprint has not changed but the front elevation has been altered with the application of brick at the first floor and porch, the application of aluminum siding trim and the replacement of the window sashes. A minor other more recent change includes the addition of solar panels near the ridge.

Despite the changes, much of the added fabric could be restored and potentially the underlying fabric repaired and restored. There may require more work at the first floor but the massing, fenestration, and position in the landscape has been retained. As such, the house would be considered a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

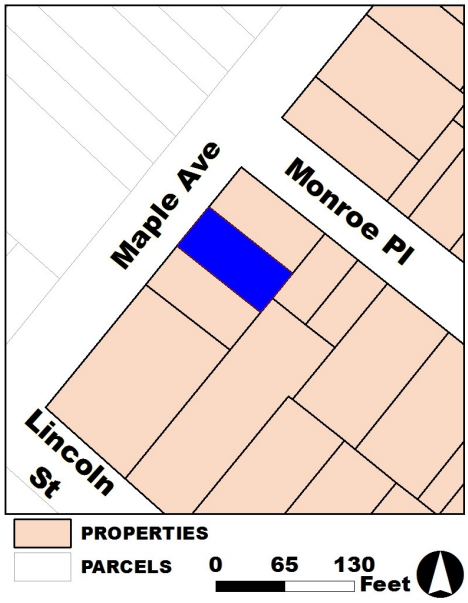
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 682243720

Property Name: 141 MAPLE AVENUE **Ownership:** Private
Address: 141 MAPLE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	2

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. The building is set back from the street allowing for a small stretch of lawn at the front and a driveway runs along the east side of the house to a parking area at the rear. The foundation is parged masonry. The upper levels are finished with a mid-20th century fiber-cement siding with wavy edge. The windows are typically one-over-one vinyl sash with wide flat-stock with a molded outer edge and a narrow projecting wood sill. The roof is a side gable clad with asphalt shingles. The roof overhangs slightly at the front with a build-in gutter with molded cornice that partially returns at the gable ends and has a molded entablature set below the roofline. Centered on the roof at the front is a dormer with a steeply-pitched hip roof with deep overhang and flush eave. Centered in the dormer are three grouped small typical sashes separated by wide wood mullions. The east bay is occupied by a fully enclosed one-story porch with gable roof. The roof has a built-in gutter with molded cornice entablature that fully returns to create a tympanum clad with siding. The roof is supported by two square posts that have a molded capital, paneled shaft and plinth base set at each corner. The door, set center, is flush panel with oval light in a wide molded surround. Between the door surround and the columns is a low wall clad with siding and a single narrow typical window with wide flat-stock trim and narrow projecting sill. These same windows with sided low wall below, three grouped, are carried over to the east and west sides of the enclosed porch. A brick stair with limestone treads and metal railing lead to the front door. In the west bay is a bay window projection with hip roof with molded cornice. There is a single window in the basement and one window in each bay at the first floor. At the second floor, there is a typical window centered in each bay. The east elevation has a window, the type varies in each bay with a one-

story boxed projection set center. This has a shed roof similarly detailed to the bay window projection and a door at grade with three grouped windows above. The west elevation also has one window in each bay at the first and second floors with a bay window projection in its south bay at the first floor. Both gable ends have three grouped windows with the center window, set higher than the flanking two; the center window has an arched head.

According to the Essex County tax records, the building was constructed in 1920 and the city directories confirm this construction date. The changes to the building include the application of fiber-cement siding, the enclosing of the front porch and the replacement of the window sashes. Other than those changes, which are typical for the district, the building is a fine example of a Colonial Revival building.

The building, as a single-family residence, serves as the transition between the commercial/multi-family buildings along Maple, to the residential properties along Lincoln Street. The house is a fine example of its type retaining many of its original details, fenestration and relationship to the street and as a result would be a contributing resource in the historic district.

Setting:

Maple Avenue runs in a general east/west direction from Bloomfield Avenue to Lincoln Street and serves as the northern boundary of the Wheeler Street survey area. The street is relatively level with a slight rise to the west. The street is a mixed used area with commercial buildings and apartment buildings generally to the east and single-family residences to the west. This mix is on both side of the street but only the south side is within the survey area from Woodland Avenue east to Lincoln Street west, where the street T-intersects. Because Maple Avenue is not a through street from Bloomfield Avenue traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. There are concrete sidewalks along the street that are generally wider than others in the survey area with a narrow grassy median and a handful of trees located mostly at the west end of the street. The curbing along the street is concrete.

Registration and Status Dates:

National Historic Landmark?: ☐

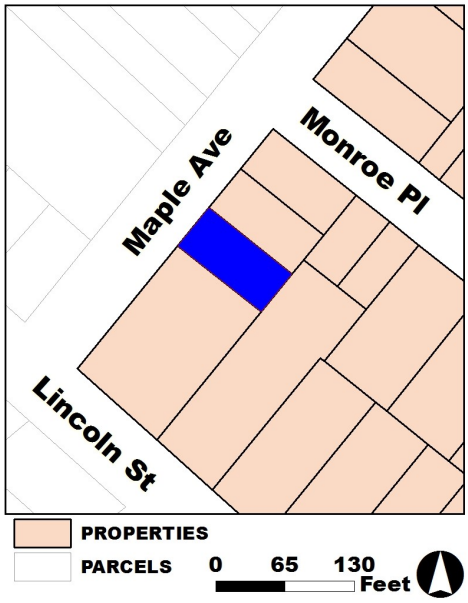
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	

Company		
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986

Additional Information:
Wheeler Street 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: Wheeler Street 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: -820534721

Property Name: 5 MONROE PLACE **Ownership:** Private
Address: 5 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	5

Property Photo:



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

Description:

This a two-bay wide by two-bay wide two-and-one-half story residence with Colonial Revival detailing. The front faces northeast toward Monroe Place and is it set on a slight rise above the sidewalk. There is a narrow drive on its north side that leads to a garage set toward the rear of the property. The first floor is set several steps above grade. The foundation is parged masonry and the siding is mid-20th-century wood composite siding with a wavy edge. The windows are typically one-over-one vinyl sash with fake muntins with flat stock wood trim with slight hood mold and slim projecting sill. The roof is a side gable clad with asphalt shingles with a shallow eave and a flush rake. The second floor overhangs the first floor slighting on the front elevation. In the south bay are three grouped typical sashes separated by wide wood mullions. In the north bay is a wood paneled door with oval light protected by a gabled hood with slight tympanum supported by open metal supports. These are set on a brick stoop accessed by brick steps with limestone treads. The fenestration at the second floor is a pair of typical sash separated by wide wood mullions in each of the two bays. There is a one-story shed extension visible on the north elevation. The fenestration is regular and abundant on the south side and minimal on the north elevation. The garage is two-bays wide and one story with a shed roof set behind a plain wood parapet. The side walls are brick and the front is clad with the same siding as the building. The south garage bay is infilled with plywood with a man door at its center. The north garage door is metal paneled overhead.

The Essex County tax records indicate the building was constructed in 1926 and the first time the property is noted in the city directory is

in 1930. The changes to the building include the application of synthetic siding, replacement sash and possibly the changing of the supports for the porch roof to metal along with a rebuilding of the stairs. The date of these changes are unclear but started in the mid-20th century with the application of the siding.

This building, constructed toward the end of the survey area's period of significance, may be one of the few single-family residences in the area. The changes made do not radically alter the overall form of the building or it's possible in the streetscape and would be considered a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

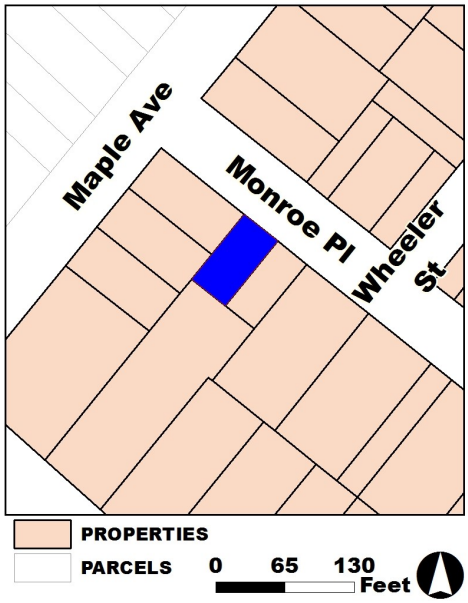
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1742990333

Property Name: 8 MONROE PLACE **Ownership:** Private
Address: 8 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	34

Property Photo:



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

Description:

This is a two-irregular-bay wide by three-bay-deep, two-and-one-half-story multi-family residence in the Colonial Revival style. The front faces southwest toward Monroe Place. The building has a front-gambrel roof clad with asphalt shingles. The front gable projects slightly over the second floor so that it engages with the two-story bay window projection in the north bay; the projection is clad with a molded cornice return. There is a two-story rear addition with a low-hip roof. Both roofs have aluminum hung gutters. There are two masonry chimneys clad with stucco. One is located near the ridge about center of the roof and the other, a larger chimney, is engaged with the rear façade about center of the ridge. A shed dormer is set about center of the gambrel on the south roof slope. The dormer is clad with asphalt shingles and has a small one-over-one sash with plain wood trim. The foundation is painted parged masonry except at the front and a portion of the north side where it is stucco patterned to look like random ashlar stone. This detail is carried onto a portion of the front façade at the bay window projection. The remainder of the building is clad with vinyl siding with narrow corner boards and plain vinyl trim. The north bay projection has one-over-one vinyl sash in each side with a continuous sill of stucco. The front entry porch occupies the south bay but is partially engaged with the bay window projection. The porch has a shallow hip roof with plain cornice supported by open metal supports, three in total equally spaced. The deck and framing are wood supported by a masonry foundation clad with patterned stucco. The stairs are brick with limestone treads. The railings and balustrade are decorative metal. The door is a ten-panel wood with a simple single transom and flat-stock wood trim. The bay window is carried to the second floor with a slight flare between the first and second floors. Over the door at the second floor is a single typical window. The center of the gambrel at the attic has a typical single

window. The windows are typically detailed with vinyl trim and a vinyl clad sill. On the north elevation, there are a series of openings toward the rear at the basement through second floors including at the one-bay rear extension. Under the roof of the extension is also a two-story wood deck and stair with a slender wood corner post holding the roof and a wood balustrade with square balusters and top and bottom rails at each floor level. The south side is similarly detailed with sparse fenestration; the open deck is not visible on this side.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

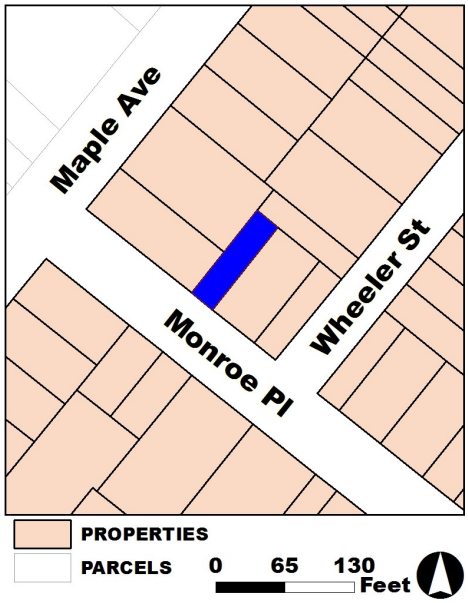
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 934027028

Property Name: 9 MONROE PLACE **Ownership:** Private
Address: 9 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	7

Property Photo:



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

Description:

This is a two-bay wide, irregular four-bay deep, two-and-one-half story multi-family residence. The front of the building faces northeast toward Monroe Place and the first floor is set almost a full story above street level. The building is clad with what appears to be a narrow asbestos-type shingle that is mitered at the corners. The main roof is a front gable clad with asphalt with a deep soffit at the gable end and a boxed cornice on the sides, both of which are clad with aluminum. A long, shed dormer set about center of the roof on the south side is an addition because it sits slightly above the ridge. It is clad with vinyl siding with corner boards, has a slight jog in the wall about center and has two, one-over-one vinyl sashes with vinyl trim set a distance apart. There is no indication of a chimney visible from the street. A brick retaining wall is set along the sidewalk; brick steps with limestone treads lead from the sidewalk to an intermediate landing/lawn in front of the building. The parged masonry foundation is partially exposed with two vinyl awning sashes set apart by a masonry mullion in the north bay. A small enclosed entrance porch occupies the south bay. The porch has a front gable roof clad with asphalt shingles; its cornice return creates a small tympanum clad with siding. The porch is supported by parged masonry piers with wood lattice between on the south and east sides. The stairs, brick with limestone treads and a metal railing, are set parallel to the street and lead to the porch/main entrance on the north side of the porch. The porch has three grouped six-over-one wood-hung sashes separated by wood mullions with plain wood trim and a projecting continuous sill on its east elevation and two of the same window openings on the south side. The fenestration at the main building is typical, paired one-over-one vinyl sash set with a wide center mullion, projecting sill, and flat-stock trim with drip cap, all of which are clad with aluminum. This typical window assembly occupies the center of the north bay

on the first floor and each of the two bays at the second floor. In the gable is a small, single window opening set center. The south elevation maintains a pattern of single one-over-one sash in the western-most bays with a single mid-floor level window opening toward the front denoting a stair landing on the interior. On the north elevation, each bay has a typical one-over-one sash with the second bay at each floor containing two typical sashes flanking a center smaller stained glass wood sash set just under the eave.

The Essex County tax records indicate the property was constructed in 1920; however, the property is not indicated in the city directories until 1930 so it may have been undeveloped for a time period after initial acquisition. The main changes to the building include the adding of synthetic siding, replacing the sashes, and adding the dormer.

The building is of a simple form and detailing and has had only minor changes. It also reflects the stacked form of plans for multi-family housing in the survey area. The building would be a contributing resource in a historic district as its simplicity works with the other resources in the district and the changes are either reversible or minor.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

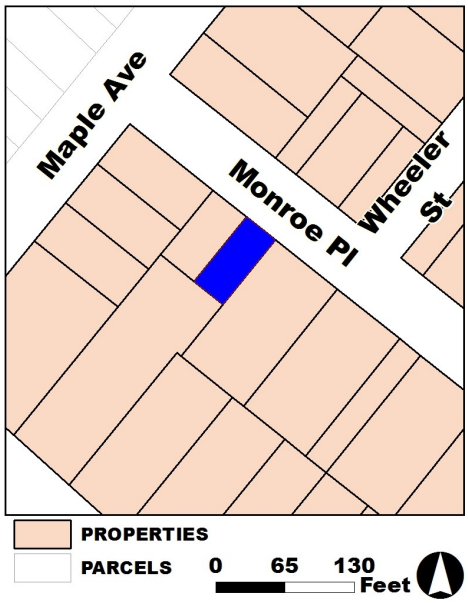
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: 2013894474

Property Name: 12 MONROE PLACE **Ownership:** Private
Address: 12 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	33

Property Photo:



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

Description:

This is a two, irregular-bay wide, two-story multi-family residence with partially exposed basement. The front elevation faces southwest towards Monroe Place. The house has a front gable roof clad with asphalt shingles which is set behind a brick, stepped parapet. The parapet is topped by stone copings, and just below the shallow peak at the center is a wood attic vent. At the side elevations the roofline is finished with a plain fascia and hung aluminum gutter. A brick chimney is set to the rear of the north elevation. The front façade is articulated with a running bond of red brick with a brick band course delineating the floor levels. The first floor is set a few steps above grade with the entrance in the north bay. Concrete steps and landing, set parallel with the street, are finished with limestone treads and a decorative metal railing. The front entrance is protected by a small porch that sits at the landing only. The porch has a shallow hip roof with molded wood cornice; it lacks roof drainage. The roof is supported by two square posts with plain plinth and simple capital. Metal railings span between the posts and from the post to the front façade on its north end. The entrance door is a six-light over two-panel wood with flat-stock wood trim. In the south bay of the basement level are two horizontal sliding vinyl sashes with vinyl clad mullion between and a painted stone sill. The head of the opening is composed of soldier laid brick that is carried across the façade to serve as a water table. In the south bay at the first floor are three grouped one-over-one vinyl sashes separated by wide mullions clad with vinyl; the center sash is wider than the two outer sashes. The masonry surround is articulated with a painted stone sill and two-tiered brick surround. Surrounding the opening is soldier laid brick with a large painted stone corner block and abutting this are (header) laid brick with a smaller painted stone corner block. The outer edges of the stone sill and the outer layer of brick align. At the second floor, a single one-

over-one vinyl sash is set in the north bay and the three grouped sashes similar to the first floor in the south bay. Both masonry openings are articulated similar to the first floor. Below the sill is a soldier course of brick serving as a band course. A recessed band course of brick set a few courses above the window heads denotes the parapet/attic level. The two side elevations have a plain parged basement level with brick of a lighter red brick above. The north elevation is almost devoid of fenestration; there is a slight recess about center and a small window and door at toward the rear. In the first bay of the first and second floor levels on the south elevation are similar groups sashes as found at the front but these are set in plain masonry surrounds and at the second bay are one-over-over sash in plain surrounds at both floor levels. There is a one-story rear extension clad with vinyl siding and a shed roof with plain fascia.

Constructed in 1924, 12 Monroe Place is little changed since original construction. The front stair has been repaired, the sashes changed, and a small addition added to the rear within the last 20 years.

12 Monroe Place is a good example of an early-20th century mid-scale apartment building articulated in brick masonry with a simple a fenestration pattern. It is an apartment building on the smaller scale within the neighborhood but also fits well with regard its massing and architectural detailing. As such, it would be a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

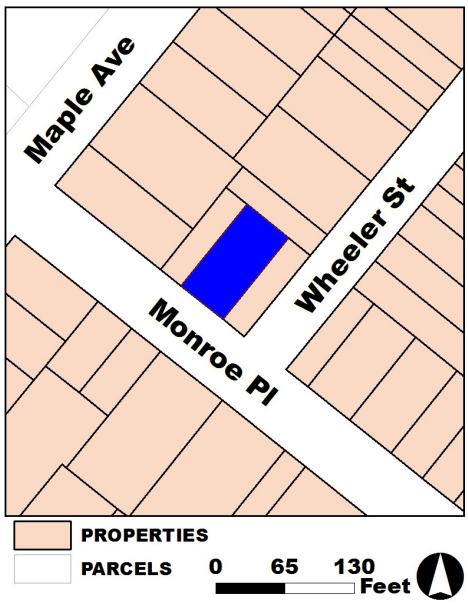
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1688847699

Property Name: 14 MONROE PLACE **Ownership:** Private
Address: 14 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	32

Property Photo:



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

Description:

This is a two unequal-bay wide, four-bay deep, two-story multi-family residence articulated in the Craftsman style. The house occupies the corner of Monroe Place and Wheeler Street with its front elevation facing southwest toward Monroe Place and the south elevation working with the sloping grade of Wheeler Street so that much of the basement level is exposed. The front gable roof is clad with asphalt shingles. The roof eaves overhang with exposed rafter tails and a plain wood cornice; the roof drainage is a hung gutter. The roof also overhangs at the front so that it is engaged with a two-story bay projection set in the south bay; an inset gable is set above this bay and is supported by wooden brackets. The elevations are clad primarily with narrow wood clapboard with narrow corner boards and a wood skirt except at the bay projection, which is clad with cedar shingles that flares out slightly above the first floor windows. The foundation, where exposed, is rock-face concrete block. The house has a partial-width front porch at the west bay with a shallow hip roof with built-in gutter and simple wood cornice. The porch roof, which is partially engaged with the bay projection, is supported by two square columns with plain wood plinth and simply detailed capitals. The porch deck and frame are wood supported by rock-face concrete block piers with wood lattice set between each pier. A simple metal handrail is set at the south edge of the stairs where the balustrade at the porch is detailed with a substantial newel post at the top of the stair and wood railing of plain wood balusters with top and bottom rails on each open side. The front entrance, located in the north bay, is a single six-light over two-panel wood door with plain wood trim and an aluminum storm door. The bay projection at the basement level has a one-light vinyl awning window in the center bay and at the first and second floors, one-over-one vinyl sashes centered in each bay. A similar window is set in the north bay at the second floor. All the upper level window

openings have plain wood trim with slightly projecting wood sills; the windows at the bay each have a band course at their head with the one at the second floor being deeper and stepped. The detailing of the front is carried to the sides. The north elevation has a series of typical windows at the first and second floors levels with a door between the basement and first floor levels in the first bay and a painted brick chimney at the second bay. At the basement, first and second floor levels, the fenestration is carried over in each of the four bays with one exception; at the basement, the windows are one-over-one vinyl sash. The fenestration is carried over at the main building in the southern-most bay on the east elevation from basement to second floor with a triangular vent at the attic gable. To its north, is a two-story projection with a shallow shed roof and full basement. The basement is finished with plain concrete block with a door centered on the south side and a small fixed opening on the east side. The first floor is clad with the same clapboard where the second floor is similarly detailed to the front window bay projection with shingles that slightly project at the floor level. A set of concrete stairs with a low retaining wall of rock-face concrete block leads to the basement level entrance.

The Essex County tax records indicate the property was constructed in 1924 and the city directory published in 1926-27 confirm this. The building has been well maintained, new sashes installed, and the majority of the alterations and additions have occurred at the rear of the building, that is, a second story to a rear one-story section and modifications to stairs and fenestration at the rear one-story section.

As a fine example of a multi-family residence executed in the Craftsman style with little significant changes, 14 Monroe Place would be a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

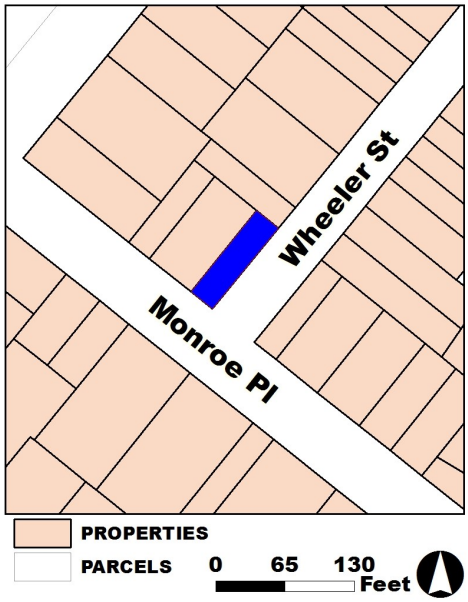
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -835883387

Property Name: 15 MONROE PLACE **Ownership:** Private
Address: 15 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	8

Property Photo:



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

Description:

This is a four, irregular-bay wide by two-bay deep, two-story, two-family residence clad with wood shingles with a deep exposure. The front of the building faces northeast toward Monroe Place and the first floor is set a full story above grade exposing a garage underneath. The roof, clad with asphalt shingles, is a hip with its ridge running north/south and about one-foot overhand with plain wood soffit. A narrow brick chimney is about center on the roof. The front entrance, a flush panel metal door with fanlight, is set within the second bay from the south and is accessed by masonry steps detailed with brick risers and limestone treads with a substantial landing. Covering the landing is a hip roof supported by open metal supports at the two outer edges. To either side of the stairs and landing are metal railings. The basement/garage level is parged masonry foundation with a small vinyl awning sash in the south bay and a two-car garage occupying a portion of the center and the north bays. The garage door is flush panel metal. The first and second floors are similarly detailed with vinyl sashes set in square-shouldered openings with narrow plain wood trim with drip cap and a narrow wood sill. The windows in the south bay are three grouped, two narrow outer one-over-one sash flanking a wider picture window. In the third and north bays are pairs of one-over-one sash with a narrow mullion. The north elevation is similarly detailed with minimal fenestration; a single window in each floor in the western-most bay. There is a one-story extension with a shed roof to the rear. The south elevation is also similarly detailed with a pair of typical one-over-one hung sash in the east bay at each floor and a single typical sash in the western-most bay at each floor.

Constructed in 1962, this multi-family residence has seen little changes except for replacement sashes and doors.

The building was constructed after the proposed period of significance (1910 – c. 1930) and lacks architectural distinction and therefore would not be a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

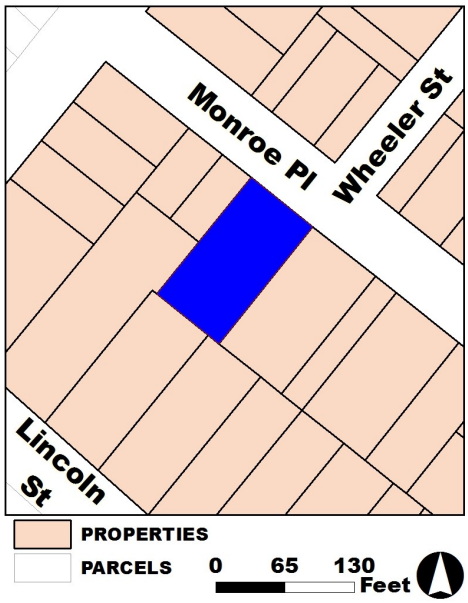
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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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Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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: -678958238

Property Name: 17-19 MONROE PLACE **Ownership:** Private
Address: 17-19 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	9

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep two-story apartment building with Craftsman style influences. The front of the building faces northeast toward Monroe Street and the property has a wide frontage allowing for a parking area along its south side. The building is an orange brick in a running bond with limestone and patterned brick detailing at its front. The low-slope roof is set behind stepped parapets at its front and sides. At the front, the parapet has limestone insets of diamonds and trapezoids just below the limestone copings. At the center bay at the juncture of the second floor and attic is a shallow pent roof clad with asphalt shingles and supported by pairs of curved brackets at each end. Just below these brackets are upside-down in-set limestone triangles. In the outer bays, about aligned with the brackets and above the second floor windows, is a long rectangular limestone inset and a few brick courses above this is a band course of soldier and header bricks stacked. The main entrance is located in the center bay. The basement level is partially exposed, and the entrance door is set five steps above grade where the first floor level is a few steps above this. In the two outer bays at the first floor are a pair of awning windows with a wide mullion and a limestone sill set in a square-shouldered masonry opening. The front door is a 20th-century metal with fanlight and a two-light transom above. The surround is composed of an outer limestone trim band with brick between and limestone corner blocks. Soldier coursed brick trims the square-shouldered opening. The stoop and stairs are brick with a low stepped brick wall with limestone copings on either side. The two outer bays each have a pair vinyl one-over-one hung sashes separated by a clad mullion in a square shouldered opening. A limestone band course between the basement and first floors also serves as the window sill. Above the sill is a limestone block which frames the jamb composed of header brick and soldier brick stacked; the jambs

continue to the second floor connecting with the same windows at that level. Between the first and second floor is an implied panel defined by header brick and small limestone insets at each corner. The second floor windows are the same with the head framed the same as the jambs with limestone corner blocks at the juncture of the head and the jambs. Both side elevations are clad with red brick set in a running bond with a parged masonry foundation. On the south elevation, the three basement masonry openings, located in the first through third bays, have painted projecting sills and vinyl awning windows. The window pattern is similar at the first and second floors with two infilled openings at the first floor in the third bay. The windows are typically vinyl one-over-one hung in simple square-shouldered opening with limestone sills. In the second bay, there are three sashes grouped and separated by mullions; the center sash is slighter wider than the other two. In the third bay there is an additional small sash detailed the same as the larger sash. The north elevation is similarly detailed with the basement openings set within window wells. The upper floors have one typical window in the first bay and two in the second and none in the remaining four bays. A three-bay wide, two-story concrete block garage occupies the northwest corner of the property. Each bay, which face south, have a metal paneled roll-up vehicle door. Above the openings is a pent roof clad with asphalt and a shed roof behind.

Constructed in 1925, 17-19 Monroe Place has seen little change to its exterior except for replacement sashes and a newer front entrance door.

17-19 Monroe Place is a fine example of a mid-size apartment building that is typical for the neighborhood. The building has seen little change since construction and therefore retains a high degree of architectural integrity and would be considered a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

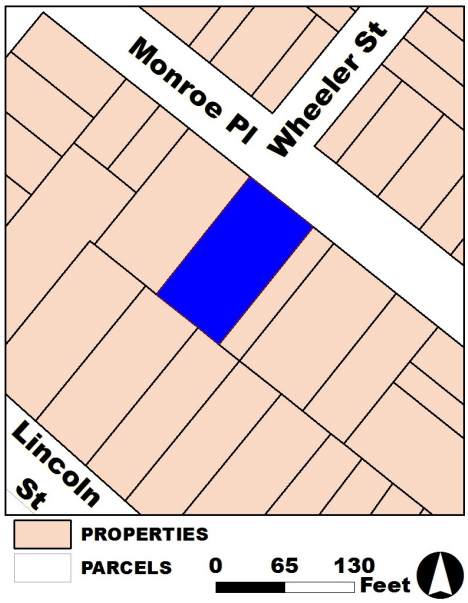
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:

Wheeler Street 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: Wheeler Street 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: 513464747

Property Name: 18 MONROE PLACE **Ownership:** Private
Address: 18 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	1

Property Photo:



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

Description:

This is a two unequal-bay wide, four-bay deep, two-story multi-family residence with a one bay rear extension. The building is reflective of a muted Colonial-Revival style residence. The house occupies the corner of Monroe Place and Wheeler Street with its front elevation facing southwest toward Monroe Place and the north side works with the sloping grade of Wheeler Street so that more of the basement level is exposed at the east end. The foundation is parged masonry and the first floor level is set a few steps above grade along the Monroe Place elevation. The building is clad with aluminum siding with narrow corner treatments. The windows are typically one-over-one vinyl sash with flat-stock trim with an edge molding and a narrow sill. The main roof is side gable clad with asphalt shingles and the rear extension roof is a shallow gable with its ridge running parallel with Wheeler Street. The roof eaves, which overhang, are clad with aluminum. The north bay at the basement has two windows set behind metal screens and shallow window wells. The three grouped typical sash with mullions clad with aluminum are centered in the wider north bay. Two doors, spaced apart, are centered in the south bay. Each are flush panel metal. Set at the doors is a wood stoop set on parged masonry piers. The stairs, brick with limestone treads, leading to the porch are set parallel to the street at the north end of the stoop. Decorative metal railing line one side of the stair and enclose the open sides of the stoop. A hip roof clad with asphalt is set above the stoop and is support by open metal supports set at each end. Center on the north bay at the second floor are the same grouped windows and in the south bay, two typical window openings set apart and aligned with the doors above. The north elevation, which faces Wheeler Street, has a rhythm of openings at the first and second floors: the two west bays each contain a typical window opening; the center east bay contains three grouped windows with the

center window wider than the outer two; the east bay has a door set just above grade level and a casement sash at the second floor; and the gable end has a typical window opening centered on it. There are also single window openings at the first and second floors of the rear extension. There are three basement sash set equal distance apart from about center toward the east end of the building. The east elevation also has a regular fenestration pattern: a window opening in each bay from the basement to second floors. The south elevation is devoid of openings in the two west bays, a mid-level window about center, windows from the basement to second floors from the center east bay across including at the extension, and a typical window opening centered on the gable.

The Essex County tax records indicated the building was constructed in 1924 and the city directory published in 1926-1927 confirms this. The siding is a mid-20th century addition, the porch stoop supports and railings are also from the same timeframe, and window sashes are replacement material. The fenestration and massing remain and the stacked floor plan for a two-family residence in the survey area has been retained and is evident in the fenestration patterns of stacked, matching openings.

18 Monroe Place is a simply detailed building reflective of many of the two-family residences in the survey area, has a dominant position at the corner of Monroe Place and Wheeler Street, and there is a strong likelihood that original fabric remains under the aluminum siding. Despite the changes, the building remains reflective of the architecture of the neighborhood and would be a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

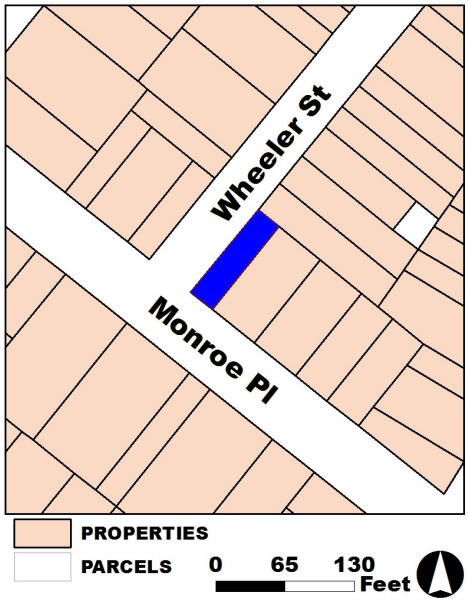
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 245498573

Property Name: 20 MONROE PLACE **Ownership:** Private
Address: 20 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	46

Property Photo:



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

Description:

This is a five-bay wide by three-bay deep, two-story multi-family apartment building. The building faces southwest toward Monroe Place and works with the slight slope of the street with more of the basement exposed on its south side. The front entrance is set three steps above grade where the first floor is set another two-to-three steps above grade. The roof, which is presumably a low-slope shed, is set behind a parapet on all sides. The front parapet has a stepped and curved coping with each step detailed with a limestone inset below it. The parapet sides are stepped and capped with coved terra cotta copings. The entire façade is clad with brick; the brick at the front is primarily running bond with some detailing in brick and limestone; the brick is a dark red where the side elevation are finished with a common red brick without detail. The foundation is painted concrete at the side elevations and brick at the front. At the front, there is single square-shouldered masonry opening in each of the two outer bays. Each opening has a vinyl awning sash with a bluestone sill (the sills are partially obscured at the upslope openings). The heads are detailed with soldier brick that also serves as the band course. At the first floor, in each of the two outer bays are square-shouldered masonry openings each with one-over-one vinyl sash and detailed with a brick and limestone surround and painted masonry projecting sill. The surrounds are composed of solder brick at the head with limestone corner blocks except at the windows flanking the center door where the soldier brick carries over the wide entry. The door opening is composed of a wood frame with a one-light over one-panel aluminum door flanked by one-light over one-panel wood sidelights and a two-part transom of a narrow glass piece above the door and an art glass transom above. The steps leading to the door are concrete. The second floor has a similar fenestration pattern with a single window above the door and each opening having a limestone corner block.

Set below every other opening is a diamond limestone inset. Set above the second floor windows at the roof level is a pattern of three soldier and three stacked brick composing a band course. The outside corners are also delineated with stacked brick trimmed with header brick before transition to the running bond. Both sides are composed of a series of typical square shouldered masonry openings with typical sash from the basement to second floor with an attic vent on both sides toward the front where the attic would be at its highest point.

Constructed in 1924, 20 Monroe Place is little changed since original construction. The sashes have been replaced and the front door is newer building fabric in an original opening.

20 Monroe Place is a good example of an early-20th century mid-scale apartment building articulated in brick masonry with a simple a fenestration pattern. It is an apartment building on the medium scale within the neighborhood that fits well with regard to its massing and architectural detailing. As such, it would be a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

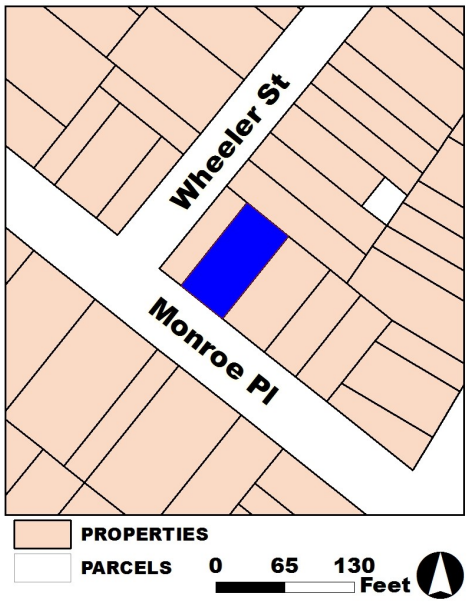
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: 1860070459

Property Name: 23 MONROE PLACE **Ownership:** Private
Address: 23 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	10

Property Photo:



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

Description:

This is a two-bay wide by six-bay deep, two-story multi-family residence. The front elevation northeast toward Monroe Place. The building is set only a few feet from the sidewalk and the first floor is set several steps above grade. The foundation is parged masonry; it is slightly banked to work with the sloping grade along Monroe Place. The upper levels are clad with vinyl siding with corner boards. The windows are typically one-over-one vinyl sash with vinyl trim. The trim at the front has a slight molded edge where the openings at the side elevations are of flat stock with slightly projecting sill, also clad with vinyl. The roof is a shallow front gable clad with asphalt and with a shallow overhang. The second floor overhangs the first on both the south and north sides. A pair of typical sash separated by a narrow mullion is centered in the south bay at the first floor. The entrance door, wood with a fanlight over four panels, is centered in the north bay and is protected by a simple gable hood supported by open metal supports. The supports are set on a brick stoop with limestone landing and accessed by a brick stair with limestone treads. Center at the second floor is a pair of typical wide sash separated by a narrow mullion. A small triangular vent is set at the gable. The south and north sides have fenestration in each bay at the first and second floors of varying sizes.

Constructed in 1920, the siding, sashes and front porch have been changed. It is unclear why the second floor overhangs the first floor at each side as this is not a typical detail and the siding may be covering clues as to why this anomaly.

23 Monroe Place lacks architectural distinction and has been subject to architectural changes that make it a non-contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

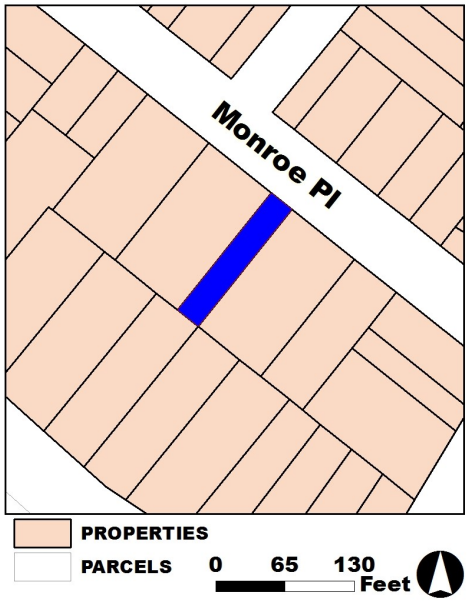
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -842221188

Property Name: 24-26 MONROE PLACE **Ownership:** Private
Address: 24-26 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	45

Property Photo:



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

Description:

This is a two-and-one-half story multi-family residence that is L-shaped with an irregular construction pattern due to its numerous additions and alterations. The front faces southwest toward Monroe Place. The two-story with attic core is set under a gambrel roof with its ridge running perpendicular to the street and a slight flair at the eaves. There is a stucco-clad masonry chimney on its south side with a narrow, shed dormer set just below it; this dormer has a one-over-one vinyl sash set center and the dormer walls are clad with asphalt shingles. Attached to the west side of the core is a two-story extension that may have formerly been a porch. It has a shallow shed roof with a slight overhang and a hung gutter. The short leg of the L is set to the rear of the site and it has a side gable roof that engages the gambrel near the previously discussed dormer. The gambrel and gable roofs have little overhang and are detailed with plain fascia and hung gutters. The west extension has a shallow overhang on three sides finished with vinyl trim. The main core and front extension are two irregular bays wide and are set on a parged masonry foundation. At the first floor, the entrance door is recessed with the corner supported by a painted brick pier. Concrete steps with a metal railing on one side leads to a concrete deck with metal balustrade. The door is a 20th-century flush panel metal with fanlight; the building at the door is finished with stucco where the remainder of the core and west extension are finished with narrow vinyl siding with narrow corner boards. The extension at the first floor has a single one-over-over vinyl sash adjacent to the porch and at the second floor two similar windows with one over the porch and one over the first floor window. At the attic level of the main core are paired one-over-one vinyl sash separated by a clad mullion. The short L extension, which is two-bays wide and two-bays deep, is clad with stucco. At the north bay of the first floor is a single metal door accessed by concrete stairs and railing with a

metal railing on one side.

The north elevation at the core and west extension has an irregular fenestration pattern and includes a three-story addition at the rear that creates an irregular roofline. There is no fenestration at the west extension, one window at the body of the core at each the first and second floors, and two small one-over-one sash at the upper rear addition. The south side of the core and extension have two typical vinyl sash separated in the first bay of the core at both the first and second floors. At the extension, the south elevation is clad with stucco at the basement through second floor and vinyl siding at the gable. There are two windows in each of the basement through second floor, one in each bay and aligned with each other but there is an added basement sash toward the front. All windows on this side are one-over-one vinyl sash.

The Essex County tax records indicate the building was constructed in 1925 but the city directories indicate the building was constructed prior to 1914. This style of building appears around this time period on several lots in the area, which would be secondary confirmation of a c. 1914 date. It is feasible the south side addition was constructed in 1925. The main building is obscured by a two-story front addition as well as by the vinyl siding and replacement windows. There is no architectural distinction in the south addition.

The numerous additions to the front and lack of distinction to the south wing indicate the building would not be a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

National Historic Landmark?: ☐

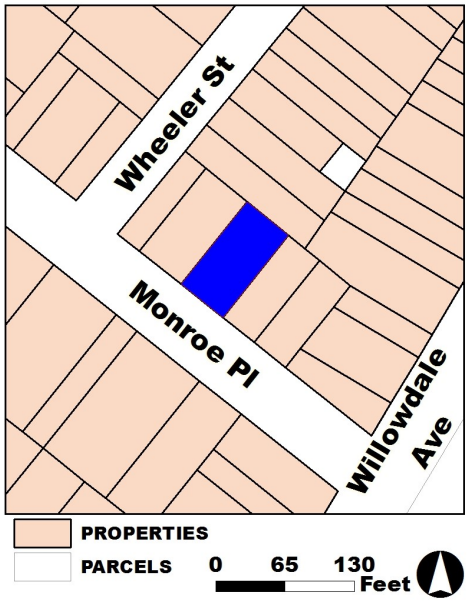
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 2048264288

Property Name: 27 MONROE PLACE **Ownership:** Non-profit
Address: 27 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	11

Property Photo:



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

Description:

This is a two-bay wide by six-bay deep, one-story church building of the Rising Mt. Zion Baptist Church. The front of the building faces northeast toward Monroe Place and has a grassy lawn on its south side. The building is composed of two sections, the rear main section of the sanctuary and a front projection that covers the main entrance to the sanctuary but also includes limited interior space in the south bay. The front section is set off-center to the south of the main block. Both building sections are clad with stucco from basement to roofline with brick features to be noted. The roofs are front gables clad with asphalt shingles; the ridge and eaves of the front section are set lower than those at the main building. There is a grade level entrance door in the south bay of the front section with a stained glass window centered on the elevation above it. Centered on the main block on the front projection roof are a pair of wood doors that are accessed by a series of brick and limestone stairs with one intermediate landing and a deep upper landing. Set to the north of these stairs is a one-story brick addition with a shed roof and single flush panel door. In the north bay of the main block is a stained glass window. The trim at the openings is flat stock wood. At the peak of the front gable is a round stained glass window. At the peak of the main building is a wood cross set flush with the stucco. The fenestration at the side elevations is regular with sash in the basement and first floor levels at each bay.

The Essex County tax records indicate the building was constructed in 1966. The architectural detailing and the map references confirm this date of construction. Changes were made to the building in 1981 to provide barrier-free access to the first floor level. It also appears

a second earlier entrance was added for access to the basement level to the north of the stair.

The proposed period of significance for the Wheeler Street Residential survey area is 1910 to c. 1930; the construction of this building outside the period of significance makes this a non-contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

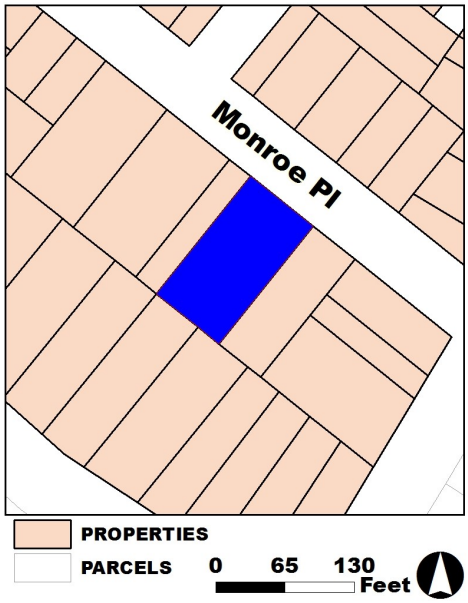
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1896263865

Property Name: 28 MONROE PLACE **Ownership:** Private
Address: 28 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	44

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 multi-family residence in a simplified Colonial Revival style. The building faces southwest toward Monroe Place. The roof is a front gable clad with asphalt shingles that overhangs slightly on all sides. The eaves and soffits are clad with vinyl. The brick chimney sits abreast of the side and above the roof within the first bay on the north side; the brick is painted below the soffit. The foundation is parged masonry where exposed. The elevations are a mix of materials. A front porch extends the full front of the west elevation and is one story with a steeply pitched hip roof clad with asphalt shingles and has a built-in gutter. The wood and aluminum architrave is supported by four slim Doric columns that appear to rest on parged piers. The porch deck and framing is wood and the steps located in the southern -most bay are masonry clad with parging. A wooden balustrade with square balusters and a top and bottom rail span between each of the columns except at the southern-most bay where the main entrance doors are located. The doors are a pair of 15-light wood doors in a wood surround. The façade treatment under the porch appears to be brick face (stucco material). In the northern-most bay are three grouped six-over-one wood hung sash with two narrow side sashes and a wider center sash. Each sash is separated by a wide wood mullion and the opening has a projecting wood sill. The trim at the window and door openings is plain wood with a drip cap. The second floor has a similar fenestration pattern with a single window centered above the door. The elevation is clad with narrow vinyl siding above the porch with corner boards. At the attic, there is a single six-light in-swing wood casement sash. The north elevation continues the brick-patterned stucco at the first floor and vinyl siding at the second floor. To either side of the chimney in the first bay at both floors are small, square six-light in-swing casement sashes. In the next and outermost bays are

paired six-over-one wood sashes with wide mullions. In the bay between these are a door with aluminum hood set between the basement and first floor level and a typical hung sash between with first and second floor levels, The cladding on the south elevation carries the brick-patterned stucco at the first floor but has wide asbestos siding at the second floor. The fenestration is typical six-over-one sashes of various sizes in a more random pattern beginning at the second bay.

The Essex County tax records indicate the building was constructed in 1928 and this is confirmed by the city directories; the property appears in the 1930 issue. The changes to the building appear to be limited to newer siding of various vintages (mid-20th century and late-20th century).

28 Monroe Place was constructed within the period of significance (1910 – 1930) and has seen little change. In addition, it follows the typical model of a two-family residence with stacked plans as evidenced in the fenestration patterns at each floor level. These components suggest the building would be a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

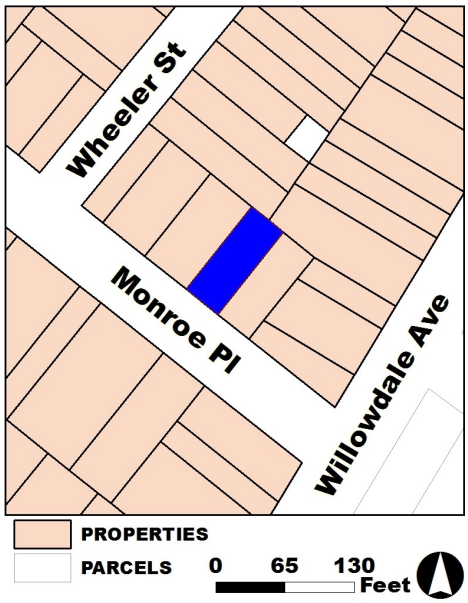
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: -1917620706

Property Name: 32 MONROE PLACE **Ownership:** Private
Address: 32 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	43

Property Photo:



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

Description:

This is a five-bay wide by four-bay deep, two-story multi-family apartment building. The building faces southwest toward Monroe Place. The front entrance is set two steps above grade where the first floor level is set another two-to-three steps above grade. The roof, a low-slope shed, is set behind a parapet on all sides. The front parapet has a stepped coping capped with limestone. The parapet sides are stepped and capped with coved terra cotta copings. The entire building is clad with brick; the brick at the front is primarily running bond with some detailing in brick and the brick is a dark red with purplish brick where the sides are a common red brick without detail. The foundation is painted concrete at the side elevations and brick at the front. At the front, there is single square-shouldered masonry opening in each of the two outer bays at the basement level. Each opening has a vinyl sliding sash with a painted masonry sill and the head is continuous painted stone that also serves as the water table. At the first floor, in each of the two outer bays are square-shouldered masonry openings each with one-over-one vinyl sash and detailed with a soldier brick lintels and a painted masonry projecting sill. The front entrance is slightly recessed wood surround with panels the height of the door at each jamb, a single one-light over one-panel wood door, and a one-light transom. The opening is similarly detailed to the windows. Concrete steps with metal railing lead to door. At the second floor the fenestration is similar to the first with two tall thin in-swing casement sashes with obscuring glass separated by a wide wood mullion set above the door opening. A narrow band course of header brick delineates the roof level. The north and south elevations are similarly detailed with wood vents at the attic level in the first bay and a series of one-over-one vinyl sash with masonry sills in square-shouldered openings in the remaining bays; the window sizes vary and correspond with the interior spaces.

Constructed in 1924, the property was developed by Mafuci & Tenuto and was valued at $12,000 as part of the building permit submission (The Montclair Times, 4/9/1924). The changes are minimal and limited to replacement sash and the painting of the stone detailing.

This multi-family apartment building is a fine example of its type and one of a several its type within the survey area. The architectural detailing executed in brick and stone are simple yet distinguishing. The building for its construction type and architectural detailing would make it a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

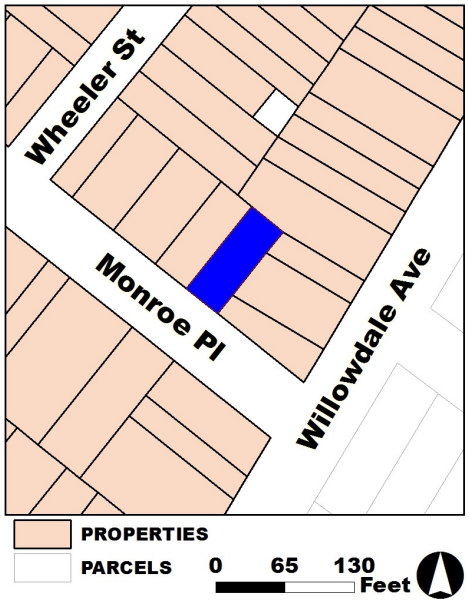
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 2036709601

Property Name: 33 MONROE PLACE **Ownership:** Private
Address: 33 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	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 multi-family residence in the Colonial Revival style. The front elevation faces northeast toward Monroe Place. The foundation is parged masonry and the siding is mid-20th century wood composite with a wavy edge. The windows are typically one-over-one vinyl sash with flat stock wood trim with a slight molded hood and a projecting wood sill. The front-gambrel roof is clad with asphalt shingles and projects slightly over the second floor so that there is slight pent roof over the second floor set below the gambrel. A shed roof dormer is set center on each side; each are clad with asphalt at the side walls and have two small typical sash separated by a narrow mullion. The main features of the front elevation are a one-story bay window projection at the first floor in the north bay and a front porch that runs the full of the front elevation. The front porch has a shallow hip roof that is supported by three square wood posts with plain wood at the capital and plinth. The columns rest on a wood deck supported by a parged masonry foundation. A wide concrete stair with limestone treads leads to the front door in the east bay. The stairs have brick sidewalls and a metal railing. The porch railing is wood with a top rail and narrowly spaced balusters attached to a horizontal batten. The front door, a flush panel metal with oval light, is centered on the south bay and the opening includes a single-light transom. The windows in each of the bay projections are typical set in an all-encompassing wood surround with continuous wood sill and a wood architrave with molded cornice. At the second floor, there are a pair of typical sash separated by a wood mullion in each of the two bays. A pair of smaller typical sash are centered at the attic level. The fenestration on the south and north sides is fairly regular with the front generally being devoid of fenestration. There is a two-story shed extension at the rear. A three-bay concrete block with brick detailed garage with side-gambrel roof

is set on the west property line that is accessed along a drive on the north side of the house. Each bay has a metal overhead door set in a wood surround with mullions delineating each bay. Center on the roof is a shallow, gambrel dormer with pair of wood loft doors. The gambrel end is clad with shingles at the loft level with limited fenestration.

The Essex County tax records indicate the building was constructed in 1912, the building appears in the city directory in 1914. The changes to the building include siding adding in the mid-20th century, replacement sash and front door, and modifications to the front porch; however, these do not diminish the overall form and fenestration of the original construction.

The building, a multi-family property executed in the Colonial Revival style, is one of a few standard types in the neighborhood and despite changes, would have the potential to be a contributing resource in the historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

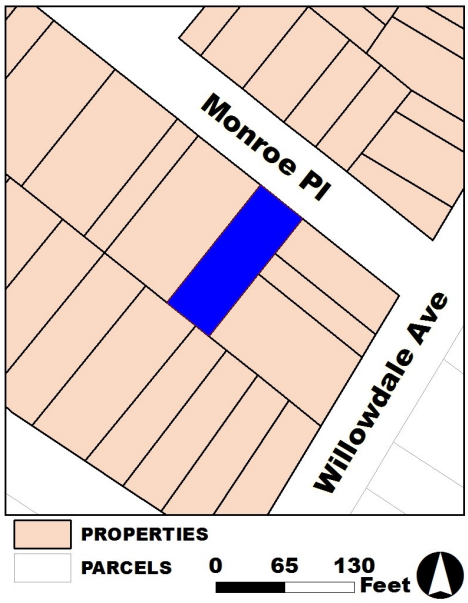
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -852226639

Property Name: 34 MONROE PLACE **Ownership:** Private
Address: 34 MONROE PLACE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	42

Property Photo:



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

Description:

This is a three-bay wide by two-bay deep, two-story multi-family apartment building with partially exposed basement and a frame second story extension on its south elevation. The front of the building faces southwest toward Monroe Place. The low-slope roof is set behind a shallow parapet. The front parapet is detailed with a painted molded metal cornice that returns to the side elevations. The side parapets are capped with a wood fascia and metal coping. The second story extension has a low-slope hip roof with a plain wood cornice and a hung gutter on three sides. The entire exterior, except the frame extension, is the same red brick in a running bond. In the north and center bays at the basement level are two segmental arched masonry window openings with one-over-one vinyl sashes and painted stone projecting sills set partially below grade within individual masonry window wells. The arched openings are detailed with stacked header brick as the lintels; this is a typical detail for the front elevation. A slightly projecting band course of running bond brick set one course above the window lintels delineates the first floor. At the first floor, similar windows are set in the north and center bay with another brick band course set at both the sill and at the spring of the arch. The south bay contains the main entrance, which is accessed by brick stairs with limestone treads. The stair assembly has a metal railing on one side and metal balustrade on both sides. The door opening, a flush wood door with one-light transom, is set in a typical segmental arched opening. The opening is covered by a projecting aluminum hood. At the second floor, three evenly spaced typical masonry openings and sashes are set above the first floor with similar brick band courses at the sill and spring of arch. Below the cornice are eight shallow bricks inset panels with a brick band course set just below the panels and above the second floor window heads. Set slightly recessed from the front façade is the one-bay wide frame extension, which is

supported by three plain wood posts. The extension is clad with vinyl siding; there is no fenestration on the front and three group one-over-one vinyl sashes on the south elevation. On the south side below the extension is a one-story shed set to the rear clad with T-11 siding and with a shed roof clad with asphalt shingles with a plywood door. On the north elevation, there is one typical masonry opening in the first bay at the first and second floors and an engaged brick chimney in the second bay.

The Essex County tax records indicates the building was constructed in 1907 but the architecture detailing and the Sanborn maps do not necessarily support this date. It is more likely the apartment building was constructed in the 1920s. The main core shows little change except for replacement sash and door and upgrades to the entrance stoop. The south addition was constructed after 1986 based on the Sanborn map.

The building is a fine example of an early-20th century apartment building typical for the survey area retaining a high degree of architectural integrity. The detailing at the brick and cornice add to the building's architectural character and these elements have been retained. The addition is small and does not detract for the historic core. 34 Monroe Place would be a contributing resource in a historic district.

Setting:

Monroe Place is a short two-way street that runs north/south from Maple Avenue north to Willowdale Avenue south. The street rises gradually from south to the north with its steepest incline where Wheeler Street T intersects with it on its east side about mid-block. Concrete sidewalks are set on both sides of the street with grassy medians set between the sidewalks and the Belgian block curbing. Utility poles are set on both side of the street with the street lighting attached to the poles on the west side. The buildings are set close to the street on both sides so there are only small areas of lawn between the sidewalk and the building or the sidewalk and a front porch. The street is composed of a mix of two-family residences and mid-size apartment buildings.

Registration and Status Dates:

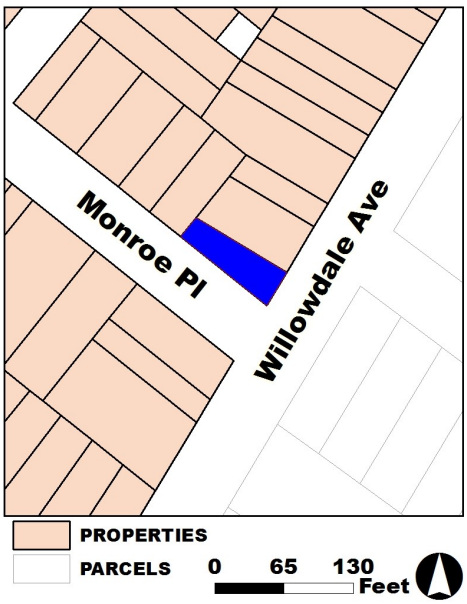
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 1136992869

Property Name: 5 WHEELER STREET **Ownership:** Private
Address: 5 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	18

Property Photo:



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

Description:

This is a two-unequal-bay wide by three-bay deep, two-story multi-family residence. The front elevation faces northwest toward Wheeler Street and the first floor is set several steps above grade. The foundation is parged masonry and the front elevation is finished with stucco including at the window and door openings. The east side elevation is painted brick and the west side elevation is clad with vinyl siding. The windows are typically one-over-one vinyl sash set in molded stucco surrounds; their shape and spacing vary. The roof is a low slope set behind a parapet. The parapet is treated at the front with a plain wood projecting cornice supported by wood brackets with diamond-shaped panels inset between the brackets. A front porch is set the full width of the elevation at the first floor. The roof is a shallow shed with a shallow gable delineated at the east bay and demarking the main entrance. The roof is supported by a deep stucco-clad architrave with segmental arched openings set between each of the three round columns. The columns lack capitals, have a molded base and are set on low stucco piers with inset panels each face. These piers sit on the parged masonry foundation that supports the entire porch. Parged masonry steps with limestone treads and metal railings lead to the wood deck. Aluminum railings are set between each open side of the porch with two additional columns set just inset of the front wall. The main entrance occupies the east bay of the first floor. It is a multi-panel with one-light wood door set in molded stucco trim with scroll keystone. The west bay consists of three separated sashes in square-shouldered openings and treated similar to the door but with molded projecting sills. At the second floor, there are two separated windows in each of the bays. Each window is square-shouldered but the trim has a half-round shape with plain inset panel of stucco and scroll keystone. The trim is molded stucco along with the sills, which project. At the second floor, the corners are treated with fluted

pilasters. The east elevation has a typical window in a square-shouldered opening in the rear bay and a chimney sitting on the parapet toward the rear. The west elevation as two windows about center of the elevation at the basement through second floor.

Attached to the east side of 5 Wheeler Street and set back about 20 feet from Wheeler Street, is a four-bay, one-story shed garage with its bay doors facing northwest toward Wheeler Street. The building is painted concrete block with a shed roof, which sheds to the south. The east, east-center, and west bays each have paneled wood overhead doors. The west-center bay is infilled with a flush panel metal door off-center to the south.

The Essex County tax records indicated a construction date of 1923 and this is confirmed by the city directories. The changes to the building are focused primarily on the front elevation and include the addition of stucco to most elements at the front façade including the porch. The windows have also been changed and the stairs to the front porch rebuilt.

Similar to other buildings in the district where stucco has been used as a later finish materials consideration for status as a contributing resource looks more at the retention of the roofline, fenestration, and position in the streetscape, which have all been retained. As a result, although on the border, the building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

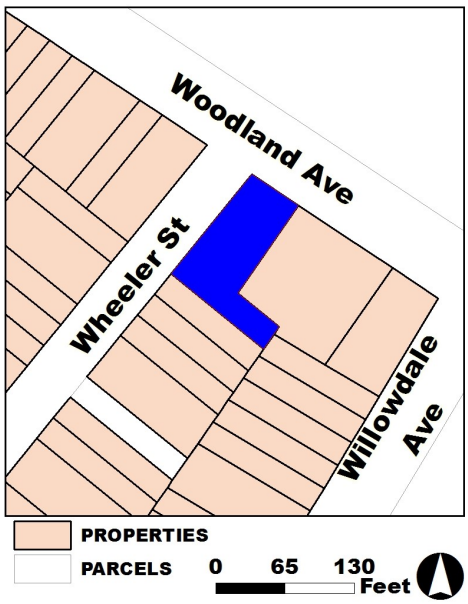
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 675016308

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	17

Property Photo:



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

Description:

This is a two-unequal-bay wide by four-bay deep, two-story two-family residence. The front faces northwest toward Wheeler Street and the first floor is set a few steps above grade. The foundation is rock-face concrete block and the upper levels are clad with vinyl to replicate shingles at the front and clapboard at the east side; the west side is red brick. The windows are typically one-over-one sash with false muntins with flat-stock wood trim with a hood cap and a slightly projecting wood sill. The roof is a low slope set behind a parapet. The parapet is a simple pent clad with asphalt but the two-story bay window projection in the east bay has a gable roof that engages this pent roof. The gable is finished with vinyl scallop shingles and is supported by two wood brackets set to either side of the bay projection. The bay window projection dominates the east bay. It has a single window opening at the basement and three typical windows at each the first and second floors. A narrow simply detailed entablature serves as the head of the windows at the second floor. A one-story porch with gable roof, which engages the bay projection and is finished with scalloped shingles in its gable, is supported by two wood Doric columns with molded capitals and bases. Each column rests on a low wall that surround the porch and is finished with the siding matching the main building. The porch deck and framing are wood supported by rock-face concrete block piers. A brick stair with limestone treads and rock-face fieldstone side walls lead to the porch. The door is a six-light over two-panel wood. Above the door at the second floor is a typical window with the same entablature serving as the head of the opening. The east side elevation has a series of windows at the basement through second floors in each bay. The west side has limited fenestration. The building occupies much of its lot so there is little room between it and its neighbors.

The Essex County tax records indicate a construction date of 1907 but there were no properties along Wheeler Street until after 1907 and the first time the property is indicated in the city directories is 1914. The main changes to the building are the application of synthetic siding and the changing of the window sashes. The front stairs at the porch are newer construction.

This two-story two-family residence is typical for the smaller row-type buildings in the survey area often detailed with front porches and bay window projections. The building would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

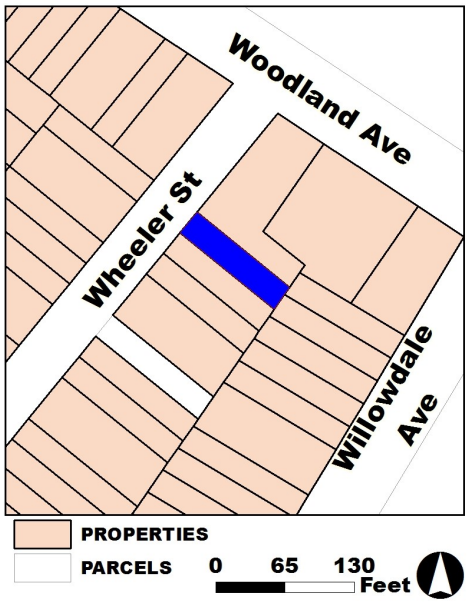
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -668701031

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	20

Property Photo:



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

Description:

This is a four-bay wide by two-bay deep, two-story two-family residence. The front of the building faces southeast toward Wheeler Street and the first floor is set a few steps above grade. The foundation is parged masonry, where visible and the south and west elevation are clad with vinyl siding and the east elevation is red brick. The building occupies much of the property with little space between it and its west neighbor. The windows are typical one-over-one vinyl sash with plain vinyl trim. The roof is a low slope set behind a parapet. The front of the parapet projects slightly but is enclosed with vinyl obscuring any detailing. A porch is set across the front façade full width. The porch has a shed roof clad with asphalt shingles supported by four slender square posts. The deck and framing are wood and the supporting piers are set behind lattice. The stair, parged masonry, is set center of the porch and a wood railing with horizontal slats is set to either side on low parged masonry stepped walls. Between each post at the porch level is a wood balustrade composed of top and bottom rail and square balusters. The fenestration at the first floor is slightly irregular. In the two west bays are two typical window openings. In the two east bays are two door openings, each are a two-light over flush panel metal door. The windows and doors are slightly off from the four typical sashes that are set center in each of the four bays at the second floor. The west elevation has limited fenestration at the basement and first floor and none at the second. The fenestration at the east side is reserved to the rear and the openings are segmental arched with bluestone sills.

Constructed in 1914, the building was partially damaged when a fire at 10 Wheeler Street occurred in 1984 (The Montclair Times,

9/27/1984). Based on the picture taken at that time, the front porch had a hip roof with a built-in gutter and appears to have been enclosed or partially enclosed. The misalignment of the windows top and bottom indicates there may have been changes to not only the porch but also to the first floor level fenestration and this may have occurred in 1998 as indicated by the building permits noting a rebuilding at that time due to dangerous conditions cited in 1997.

The building has been renovated slightly more than its neighbors at the front porch, particularly the roof, but the depth and rhythm of the columns have been retained. The fenestration pattern at the first floor has also been altered coupled with the siding, window changes and the porch indicates a lack of architectural integrity. As such, the building would not be a contributing resource in the historic district unless other information become available to counter this argument.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

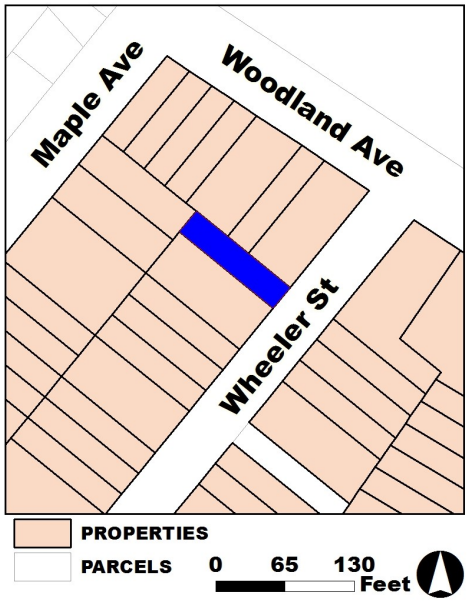
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street Area

Status: Non Contributing

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

FARM INFORMATION

Property ID: -668701031

Agriculture Type: **Acreage:**

Period of Agricultural Use: - **Source:**

Physical Condition (overall):

Remaining Historic Fabric:

Description:

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

Property ID: 1277209375

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	16

Property Photo:



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

Description:

This is a three-bay wide by two-bay deep, two-story multi-family residence. The front elevation faces northwest toward Wheeler Street. The main entrance is set just a step above grade but the first floor is actually several feet above grade. The building occupies much of its property leaving little room between it and its neighbors. The foundation is parged masonry and the upper levels are finished with vinyl siding on all three exposed sides. The windows are typically one-over-one vinyl sash with narrow vinyl trim. The roof is a steeply pitched front gable roof clad with asphalt shingles and a slight overhang on all side. There are large shed dormers, two on each of sloping side; the dormers are similarly detailed to the main house. There is a two-story addition on the north (front) side with a shed roof. This may have been a porch, as noted on the 1986 Sanborn maps, but whether it was one story or two is not clear and there is no evidence as seen of any detail that this was a porch. At the basement level, there is a short flush wood door in the east bay with flat stock vinyl trim. The head of the opening is set just above the foundation. Centered at the basement is a typical sash with its head set at the height of the foundation. The third bay is a six-light over two-panel wood door slightly recessed in the opening with a stone sill set one step above grade. The door, a standard man door, has its head set just at first floor level. At the first floor there is a typical sash in each the east and center bays and at the second floor, in each of the three bays. There is a paired typical sash with wide mullion at the attic level. Both sides have typical fenestration at the main body of the building from basement to attic level; there is typical sash in only the east side of the front extension at basement through second floor.

The Essex County tax records indicate a construction date of 1913 and this is confirmed in the city directories. The owner, Bridget Larrice (also referred to as Larice in the city directories), along with several other owners petitioned for Wheeler Street to be curbed and paved (The Montclair Times, 8/14/1920). The building has been renovated to such an extent, full two-story enclosure at the front façade and moving the entrance to grade level rather than at the first floor height, it no longer works with the neighboring residences. Other changes include adding large dormers on both side of the roof, adding synthetic siding and changing the windows.

Given the numerous changes including the reorientation of the main entrance and the lack of definition in the architecture at the front façade, the building would be a non-contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

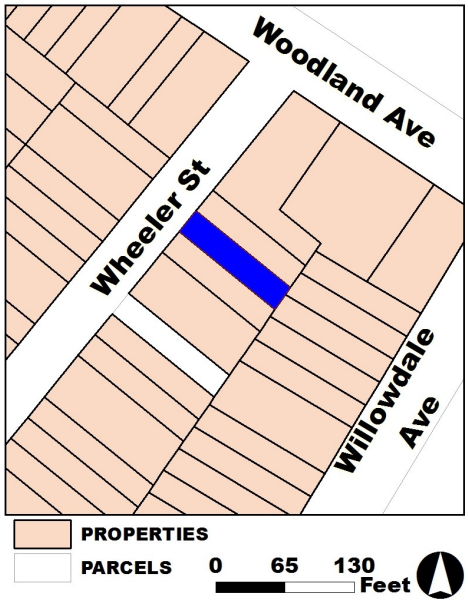
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 587523814

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	21

Property Photo:



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

Description:

This is a three-unequal-bay wide by two-bay deep, two-story four-family residence. The front faces southeast toward Wheeler Street. The foundation is parged masonry and the upper stories on all exposed sides are clad with vinyl siding with narrow corner treatments. The windows are typically one-over-one vinyl sash set in flat vinyl trim. The roof is a low slope set behind a parapet. The parapet at the front projects slightly to create a pent roof clad with asphalt shingles. The main entrance is centered on the front façade under a gabled porch supported by two slender square posts set on parged masonry piers. The stairs and deck are wood and the railings are horizontal 2 x 4s at the stair and a deck-styled railing at the sides. In each of the outer two bays at both the first and second floors are three grouped typical sashes with the outer sashes slightly narrower than the center sash and separated by narrow mullions. The window groupings do not necessarily align from the first to second floor. There is no fenestration at the center bay of the second floor. At the sides, there are two opening in each bay at the first and second floor with a series of basement openings on the west side with sliding vinyl sash. A driveway runs along the west side and leads to a three-bay concrete block garage with low-slope roof set behind an asphalt-clad pent roof parapet. Each bay lacks doors.

Constructed in 1915, the building suffered a fire in September 1984 that caused significant damage (The Montclair Times, 9/27/1984). Based on the pictures after the fire, the building had a two-story porch and a different window configuration at its front elevation.

The renovations undertaken in 1984 after the fire do not take into consideration the earlier architecture nor that of the block and would therefore not be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

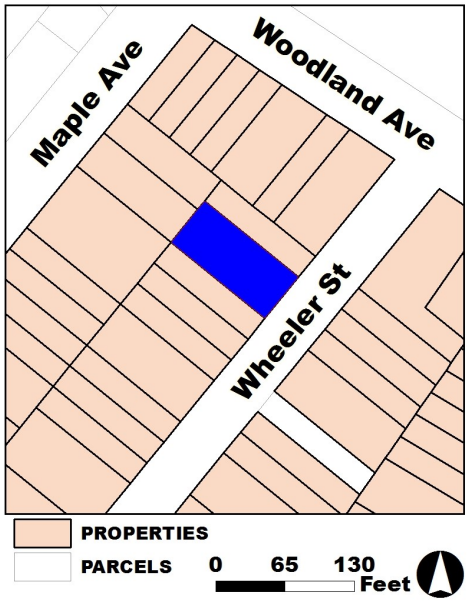
Registration and Status Dates:

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	
(None Listed)	The Montclair Times	1984	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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

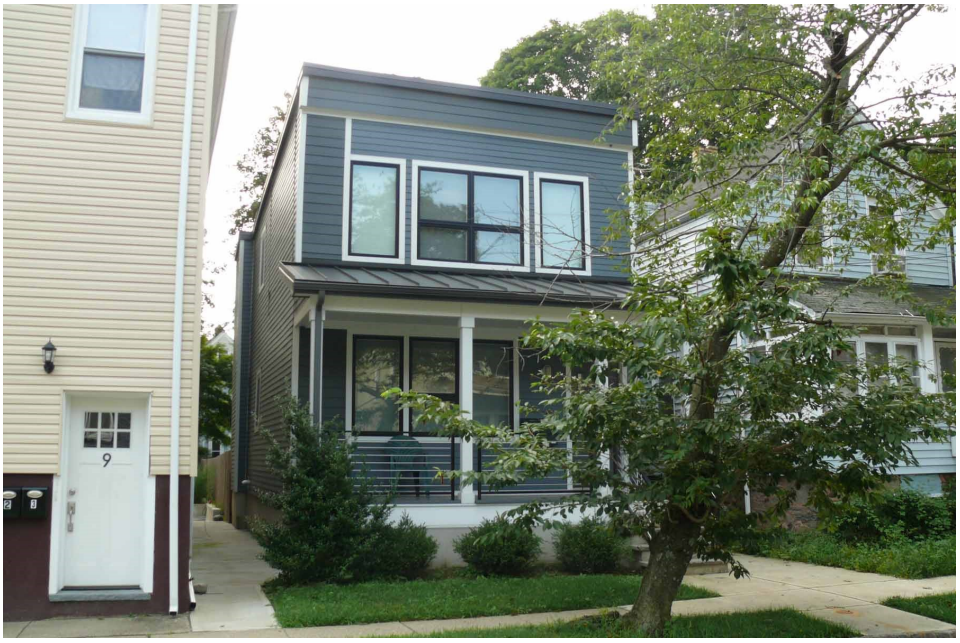
Property ID: -212879274

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	15

Property Photo:



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

Description:

This is a two-unequal-bay wide by two-bay deep two-story multi-family residence. The front elevation faces northwest toward Wheeler Street. The foundation is parged masonry and the upper stories at the front are clad with fiber-cement siding with corner boards. The windows are composite material but their type vary. They are typically set in flat-stock trim. The roof is a low slope set behind a parapet. The front of the parapet is clad with typical siding but it projects slightly creating a shallow overhang. The front porch is the full width of the front elevation, it has a shed roof clad with standing-seam metal and is supported by four slender square irregular-spaced columns with plain capitals and plinths. The columns are set on a wood frame and deck, which are supported by a parged masonry foundation. Between each column are aluminum railings with steel horizontal balusters set between the top and bottom rails. The stair, parged masonry with limestone treads and similar metal railings, are set between the two western-most columns and align with the front door. This door is flush wood with three vertical, stepped lights with flat stock trim. Centered between the door and east end wall are four groups of sashes separated by wide mullions. The outer sash appears to be single-light casement. The two inner sashes are stacked with the upper a one-light fixed and the lower a one-light awning. At the second floor, the window assembly is set center of the elevation and consists of two one-light casements flanking paired one-light fixed over one-light awnings separated by a thin mullion. The side elevations have limited fenestration, one typical casement in the rear bay on the east side, and one small casement and one large casement at the first and second floor is each bay on the west side. There is a two-story addition set slightly inset from the south wall at the rear.

The building has been altered in the last five years with a change to the fenestration at the front elevation and the application newer siding treatments that appears to have led to the removal of underlying finishes and features.

The Essex County tax records indicate a construction date of 1915 and the city directories confirm this date. The owner, Vito Saljarilo, along with several other owners petitioned for Wheeler Street to be curbed and paved (The Montclair Times, 8/14/1920). The building has been changed with the application of new siding and changing of the fenestration pattern at the front elevation.

The application of composite materials on the front elevation typically indicates the underlying wall finishes were removed compared with the application of vinyl or aluminum siding, which is typically placed over earlier siding materials. The treatment of the porch, with mostly replacement material coupled with a clear modification of the fenestration patterns at the front elevation impact the building's architectural integrity; the building would not be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

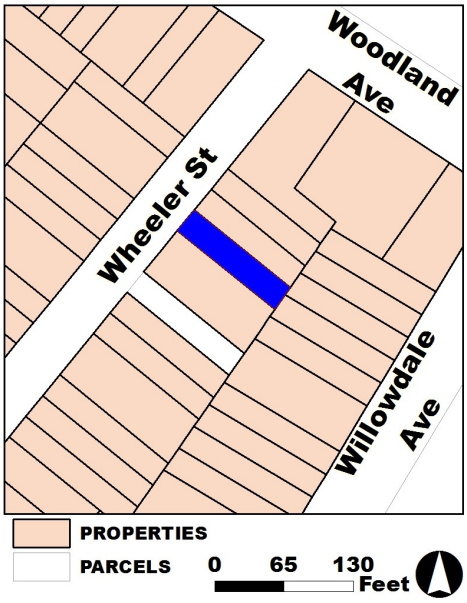
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: 541940681

Property Name: 13 WHEELER STREET **Ownership:** Private
Address: 13 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	14
ESSEX	Montclair township			4105	13

Property Photo:



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

Description:

This is a two-bay wide by one-bay deep, two-story residence with a two-story, two-bay deep rear extension. The front faces northwest toward Wheeler Street and the first floor is set several steps above grade. The front section has a rounded fieldstone foundation laid in a random ashlar pattern. The upper levels are clad with vinyl siding with corner boards. The windows are typically one-over-one vinyl sash with thin vinyl trim. The roof is a front gable with a shallow cornice at the gable and no overhang at the sides. A one-story porch that is partially enclosed and has a shed roof clad with asphalt shingles spans the full front elevation. The porch is slightly muddled with regard to its fenestration. The framework appears to be three square wood columns set on a low perimeter wall also clad with vinyl siding with a wood cap. This wall is then supported by a semi-parged fieldstone foundation. The entrance enclosure is set back in the south bay so that the wood deck is exposed. Parged masonry steps with a sloped side wall and plain wood railings are set in the west bay. The door is an aluminum storm set in a wood frame enclosure of two side lights and a transom. Within the east bay there is a similar wood enclosure but also three storm windows that abut each other creating a hodge-podge of openings; this assembly is carried to the west side and partially on the west side within the recess created by the recessed door and at the west end wall of the porch. At the second floor are two typical sash off-center to the middle of each outer bay. Both side elevations have limited fenestration, a typical sash set center on each of the first and second floors on the east side and one window at the second floor on the west side. The rear addition, which is larger and in locations taller than the main section has a rock-face concrete block foundation and is clad with vinyl siding on the west side but is brick

on the east side. On the east side, it steps out about two feet from the east side wall of the main building. The roof is a low slope shedding to the south so that its front wall stands proud of the gable roof at the front. The fenestration is irregular on the west side and there is none on the east side.

The Essex County tax records indicate the property was constructed in 1915 and this confirmed by the city directories. The owner, Joseph Tallucci, along with several other owners petitioned for Wheeler Street to be curbed and paved (The Montclair Times, 8/14/1920). The changes include the rear addition (added between 1933 and 1986), the application of vinyl siding, the enclosing of the porch, and the replacement of the windows.

Buried under the application of vinyl siding and window infills at the front porch, the original building exists based on the detailing of the siding. The additions are set to the rear, and although somewhat awkwardly positioned, show the early transition of the building as the addition, based on the foundation, was added before mid-20th century but after 1933. The building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

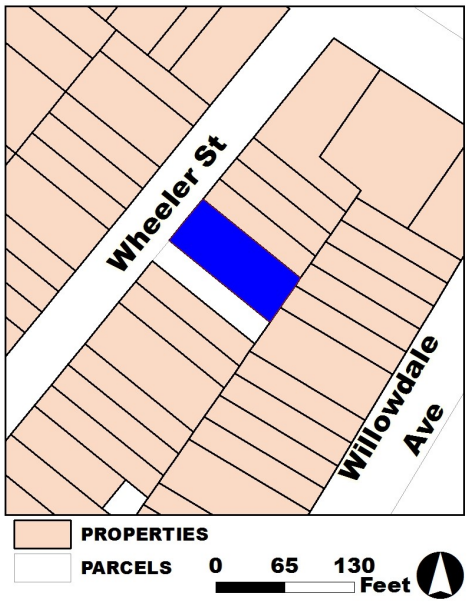
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: 1255094895

Property Name: 14 WHEELER STREET **Ownership:** Private
Address: 14 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	22

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story multi-family residence with Neo-Classical detailing that sits tight to its narrow lot. The front elevation faces southeast toward Wheeler Street and the first floor is set a few steps above grade. The foundation is rock-face concrete block and the body is finished with a stone veneer at the first floor front while the remainder is finished with a slightly rough-finished stucco. The windows are one-over-one vinyl sash with false muntins with flat-stock wood trim except where noted. The roof is a low slope set behind a stepped parapet wall that at its peak has a hint of paneled detailing that has been removed. The parapet has a projecting wood cornice set level with the roof framing. The cornice is supported by shallow brackets with a deep entablature decorated with dentils and smooth round rosettes. This entablature is “supported” by three fluted pilasters, two at each end and one in the center of the second floor. These pilasters only extend from the porch roof to the underside of the entablature. A front porch spans the wide of the front elevation. It has a shed roof clad with asphalt and is supported by three slender square posts that rest on the wood frame and deck. This is further supported by rock-face concrete block piers. Concrete steps with stucco masonry low side walls are set in the west bay. An aluminum railing is set at the steps and at the porch. There are two entrance doors in the west bay. Each are six-light over two-panel wood with flat stock trim. Centered at the east bay are a pair of typical windows with a wide mullion and a single wood sill. Each bay at the second floor has a pair of typical windows with wide mullion and a projecting gabled architrave. The north elevation has only three equally spaced apart windows at the basement, first and second floor levels in the center bay.

The Essex County tax records indicate a construction date of 1912 and this is confirmed by the city directories. The owner, Mary Fabrizio, was one of several property owners along Wheeler Street that petitioned for the street to be curbed and paved in 1920. (The Montclair Times, 8/14/1920). The detailing of the front porch and the application of a stone veneer at the front elevation are the main changes to the building. The window sashes have been changed and the entrance doors are newer material fabric. The changes were made in early-21st based on the materials used.

Although there have been changes to the façade materials and the front porch detailing, the upper level detailing has been retained and reflects the use of classical detailing to a vernacular building form. The retention of the porch footprint, column rhythm and roofline, as well as the roofline and fenestration at the main building are important consideration in determining this two-family residence would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

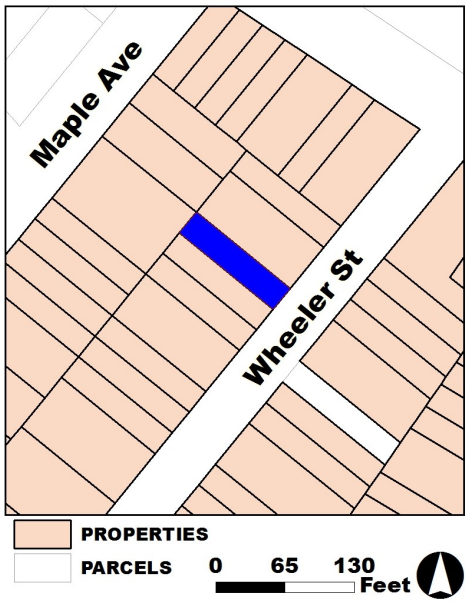
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 95223684

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	23

Property Photo:



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

Description:

This is a two-bay wide, two-story two-family residence with Colonial Revival detailing that sits tight to its narrow lot so that the side elevations are not readily visible. The front elevation faces southeast toward Wheeler Street and the first floor is set a few steps above grade. The foundation is parged masonry and the main body of the building is clad with wood shingles. The windows are one-over-one vinyl sash with flat stock vinyl trim. The low-slope roof is set behind a parapet. The parapet is a projecting wood cornice supported by shallow molded brackets set within a narrow entablature. An enclosed porch spans the full width of the façade at the first floor. The roof of the porch is a hip clad with asphalt shingles which is supported by three unequally spaced plain square posts which rest on the wood frame and deck. Three brick piers support the floor structure. Parged masonry steps lead to the deck in the east bay; the steps have metal railings on both sides. The entry to the porch is an aluminum storm door set center of the narrower east bay at the porch; the stairs are not aligned with the door. Flanking this door are two aluminum storm windows set on a low wall composed of plywood panels and capped by wood. In the wider west bay are four storms with the same plywood enclosure. This treatment is carried to the west and east sides of the porch with two storms in each bay. Centered in each bay at the second floor are two typical windows. There is fenestration on the west and east elevations but the gap between the buildings is narrow making observation difficult to discern.

The Essex County tax records indicate a construction date of 1924 and this is confirmed by the city directories. The changes to the building are fairly typical and include the enclosing of the front porch, newer stairs, and replacement windows and trim.

The changes made do not detract from the basic and key elements of the front façade which include the articulation of the front porch, the siding and the cornice line. The building would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

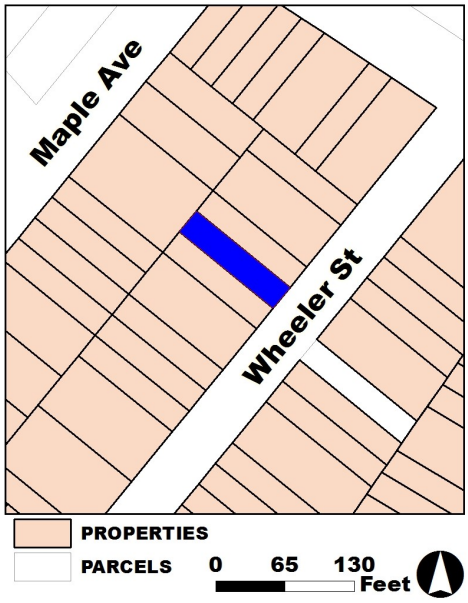
Other Designation Date:

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1174830539

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	24

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story multi-family residence with Italianate detailing. The front elevation faces southeast toward Wheeler Street. The foundation at the front elevation is a smooth red brick with a painted smooth stone water table. The foundation at the side walls is a plain red brick that is continuous with the body of the building. The body of the building at the front is also the smooth red with buff brick set as quoins from the first floor to the roof line. The buff bricks are flush with the red brick creating more a polychrome appearance. Set between the first and second floor and above the second floor windows is a brick recess created by alternating red and buff brick set at an angle thereby creating a band course. The window openings are square shouldered with painted stone flat arches with a keystone and painted stone projecting sills. The sashes are typically one-over-one vinyl with false muntins set in flat stock frames. The openings at the west side elevation are segmental arched openings with typical sills and sashes set in flat stock frames. The low-slope roof is set behind a parapet that is treated with a projecting cornices supported by evenly spaced molded brackets with inset wood panels between each bracket along the shallow entablature. Concrete stairs set parallel to the street run from east to west accessing the main entrance at the first floor in the west bay. There is an opening under the stair on its west side that leads to a basement door. There is a two-over-two wood hung sash at the basement level in the east bay; the water table serves as the lintel and the opening has a stone sill. At the first floor, there are three equal-spaced openings in the two bays. The first is the door with flat arch lintel; the door assembly is a paneled transom and the door is flush wood with an aluminum storm. The other two are typical windows. At the second floor, there are two typical windows in each bay. The west elevation has typical windows from the basement to second floor

center in the center and north bays. A two-story wood deck is attached at the rear elevation. The east elevation is not readily visible.

The Essex County tax records indicate the property was constructed in 1910 but a Montclair Times notice puts the date of construction in 1924 when a building permit was issued to Dr. S. Prestifilippo for a construction cost of $7,500 (The Montclair Times, 9/6/1924). The previous owner, Michele Pio, petitioned for new curbs and paving along Wheeler Street in 1920 but it is feasible the property was unimproved at that time. (The Montclair Times, 8/14/1920). The building appears little changed since original construction with the exception of changes to the windows and doors and newer stairs to the front door.

The building, given its high level of architectural integrity, would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

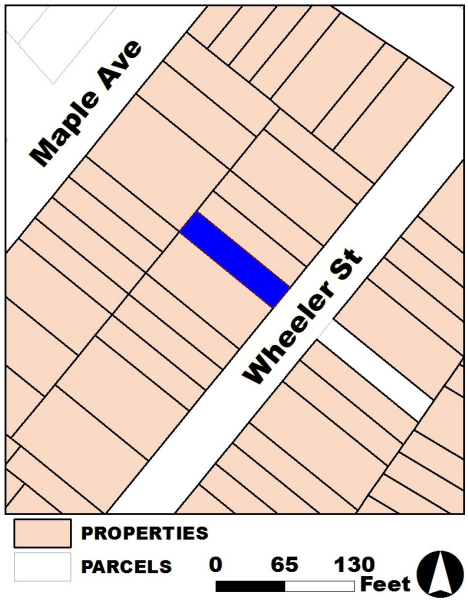
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -348868632

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	11

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story multi-family residence with Queen Anne detailing. The front elevation faces northwest toward Wheeler Street and the first floor is set several steps above grade. The foundation is a painted rounded fieldstone and the main body is clad with vinyl siding with narrow corner treatments. The windows are typically one-over-one vinyl with flat stock trim clad with vinyl including at the sills. The main features of the front façade are the porch in the east bay and the two-story bay window projection in the west bay. The low-slope roof is set behind a parapet. The parapet is elaborately detailed at the front and engages the two-story bay window projection. At the east bay, a molded wood cornices is supported by corbels set above dentils and a shallow wood entablature. This cornice abuts the gabled roof over the bay projection. This gable roof has a molded cornice with star-burst at the peak. The projection is supported by the same corbels and the dentil-detailed entablature is boxed out around the bay projection with the box being supported by wood fretwork set to either side of deeper paneled architrave set above the second floor windows. The front porch is set within the east bay and partially engages the bay window projection. The roof is a shallow hip, clad with asphalt shingles, and supported by plain wood posts at each corner. The posts are set on a wood frame and deck supported by two painted brick piers with lattice set between each pier. The wood stairs are centered on the door and are enclosed by deck-type railings including at the porch level. The door is set about center of the east bay; it is a paneled metal with one oval light and one-light transom with flat stock trim. A glass block opening is set center of the bay projection at the basement. At the first floor, there is a typical window in each side of the bay. The second floor level of the bay overhangs the first slightly with a flare and transitional cornice, currently covered with vinyl. There is a typical

window in the east bay and one typical window in each bay of the projection at the second floor. A second cornice projection is set above the second floor windows before transiting to the paneled entablature. The east and west elevations have limited fenestration and a two-story wood deck and stair is set at the rear. The lot to the east is empty while the west elevation is set close to its neighbor.

The Essex County tax records indicate a construction date of 1915 and the city directories appear to confirm this construction date. Per a petition in 1920, Michele Quadrale (also shown as Quatrallo in the directories), was one of a number of property owners to have the Wheeler Street paved and curbed (The Montclair Times, 8/14/1920). Per a 1924 Montclair Times notice, a garage was added to the property in 1924; this is no longer extant (The Montclair Times, 9/6/1924). The 1981 Historic Sites Inventory form indicates the porch originally was detailed with turned posts and a plain wood railing with square balusters set between a top and bottom rail. Synthetic siding has been added and the window sashes and door changed. However, the building retains much of its Queen Anne detailing particularly at the roofline and in the articulation of the bay projection.

Given the high level of architectural integrity and the use of Queen Anne detailing in a simple building form to distinguish it from its neighbors, 19 Wheeler Street would be a key contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

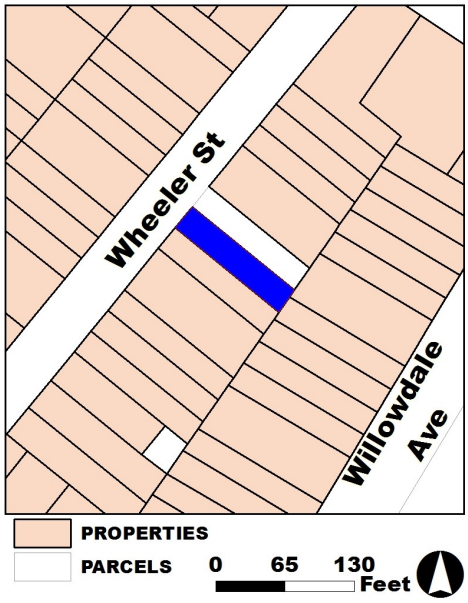
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1020178147

Property Name: 21 WHEELER STREET **Ownership:** Private
Address: 21 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	10

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story two-family residence. The front elevation faces northwest toward Wheeler Street and the first floor is set several steps above grade. The foundation is parged masonry. The upper levels are clad with aluminum siding. The windows are typically one-over-one sash (material unknown) set behind aluminum storms. The trim is typically narrow, flat stock aluminum including at the sills. The roof is a front gable clad with asphalt shingles and with a slight overhang and boxed cornice clad with aluminum. A one-story porch spans the entirety of the front façade. It has a shallow hip roof that is supported by four evenly space square posts clad with aluminum and set on a low wall, also finished with aluminum siding. The stairs are parged masonry with a parged masonry low wall on both sides. The foundation for the porch is concrete at the front with lattice openings at each side. The windows in the east bay set within the porch are three grouped typical sashes with wide dividing mullions. The door is a one-light over three-panel wood that has been modified in its upper light. In each bay at the second floor are pairs of typical sashes with wide dividing mullion. There is an attic fan at the peak of the gable. The side elevations are similarly adorned with a regular placement of sashes in the two east bays at the east elevation and a more random placement on the west elevation.

The Essex County records indicate the property was constructed in 1921 and the city directories appear to confirm this construction date. This two-family residence appears little changed with the exception of the application of aluminum to the exterior siding, trim and porch elements and the rebuilding of the stairs. Since the windows are set behind storm windows it is possible the original sashes have been

retained.

The building maintains its fenestration, porch, roofline and relationship to its neighbors and would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

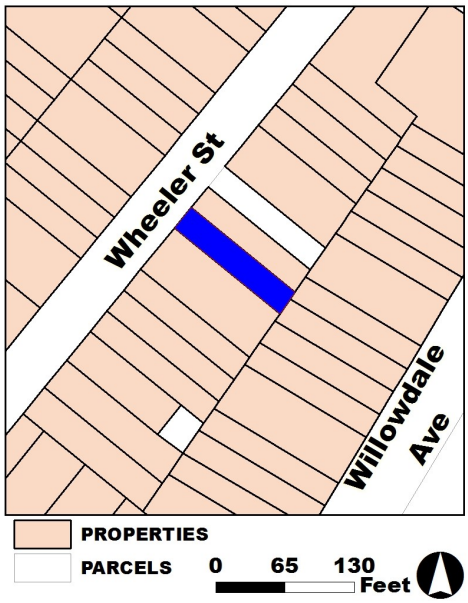
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 538411346

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	25

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story two-family residence. The front elevation faces southeast toward Wheeler Street and the first floor is set several steps above grade. The foundation is rock-face concrete block and the body of the building is clad with vinyl with vinyl trim throughout. The windows are typically one-over-one vinyl sash with wide flat-stock trim. The low-slope roof is set behind a parapet that is plainly treated with vinyl siding and vinyl copings. A two-story porch dominates the front elevations. The roof is a shallow shed with a slight unadorned overhang. The roof and the second floor are supported by vinyl-clad square posts that sit on low frame walls on each of the second and first floor levels. The porch structure is supported by a parged masonry foundation with two arched openings on the front and one on each side enclosed by lattice. The stairs to access the porch are set parallel with the street, are parged masonry with limestone treads and a metal railing, running from east to west in the west bay. The low walls have slit openings at their floor, two at the first and three at the second to permit water to drain. At the second floor, the side walls of the porch are enclosed by a frame wall with a typical window set center of each. Set within the porch in the east bay is a two-story bay window projection. In each bay at the first floor are typical windows. At the second floor, the center bay is a multi-light metal door with its head set lower than the windows located within the two outer bays. The door at the first floor, occupying the west bay, is a wood door with two one-light sidelights with arched openings. A pair of typical windows with a wide mullion occupy the west bay of the second floor. The west elevation is not visible due to the proximity of the neighboring property. The east elevation has a regular fenestration pattern in the center and rear bay from basement to second floor.

The Essex County tax records indicate a construction date of 1920; however, the property is indicated in the city directories as early as 1916. Similar to other buildings along the street, synthetic siding has been added, window sashes changed, and stairs to the entrance rebuilt. It is possible that the cornice was more ornately detailed prior to the application of the vinyl siding as this is typical for buildings with two-story bay window projections.

Although the building has seen some changes, its form, porch articulation, fenestration and other important features have been maintained. As such, 22 Wheeler Street would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

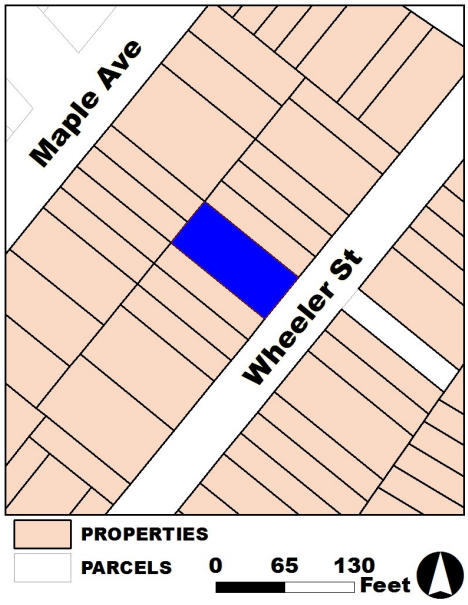
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -784381526

Property Name: 23 WHEELER STREET **Ownership:** Private
Address: 23 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	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 multi-family residence. The front faces northwest toward Wheeler Street and the first floor is several steps above grade. The foundation is parged masonry. The predominant cladding material is vinyl siding. The windows are typically one-over-one vinyl sash with narrow flat stock vinyl trim. The front gable roof is clad with asphalt shingles with a shallow overhang and boxed cornice, all of which are clad with vinyl. Large dormers with gable roofs are set center of the east and west sides of the roof; they are treated similar to the main building and each has a pair of typical sashes. The gable end is treated with scalloped vinyl siding. A one-story porch spans the first floor. It has a hip roof clad with asphalt shingles and it is supported by five slender aluminum posts that are attached to the face of the deck framing. The stairs, set in the east bay, are wood. Aluminum railings enclose the stair and the porch. Lattice covers the entirety of the porch structure. The fenestration at the first floor is irregular. The main door is set off-center to the east and two pairs of typical windows are set equal-distance apart to its west. The door is a flush panel metal with fanlight. The windows have a narrow dividing mullion. The same paired windows are set in each of the bays at the second floor. A single window is set center of the gable at the attic level. There is a small attic vent at the peak. The fenestration on the east and west elevations are fairly regular with a door set just above grade and about center of the east elevation.

The Essex County tax records indicate the building was constructed in 2004 and the map evidence and architecture support this information.

The building was constructed outside the proposed period of significance (1910 – c. 1930) and therefore would be a non-contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

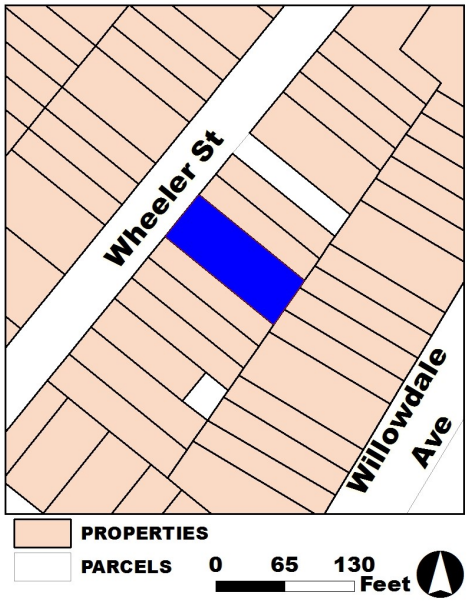
Other Designation Date:

☐ **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:
Wheeler Street 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: Wheeler Street 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: -53385365

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	26

Property Photo:



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

Description:

This is a two-unequal-bay wide by four-bay deep, two-story two-family residence. The front elevation faces southeast toward Wheeler Street and the first floor is set several steps above grade. The foundation is parged masonry and the building elevations are clad with aluminum siding with narrow corner treatments. The window treatments vary. The side gable roof is clad with asphalt shingles and lacks an overhang. A one-story porch spans the front elevation. It has a hip roof clad with asphalt shingles that is supported by unequal-spaced aluminum clad square posts set on the wood frame and deck. The porch is supported by parged masonry piers under each post with lattice set between each pier. The narrower span between columns is at the east bay and contains the wood stair with a deck-style railing on both sides. At the porch, the railing has a top and bottom rail with square balusters. The door, in the east bay, is flush wood with a single diamond pane. The opening has a one-light transom and the trim is flat-stock wood. Centered in the wider west bay of the first floor are three grouped six-over-one wood windows with aluminum storms and wide wood mullions between. A similar pattern is found at the second floor with three group windows in the west bay and one in the narrower east bay. The windows at this level are one-over-one vinyl. The west elevation has a regular rhythm of typical windows in each of the bays from basement to first floor except in the first bay. At the first floor, the siding remains under an earlier (mid-20th century) fiber composite siding. The east elevation is not visible due to the proximity of its neighbor.

The Essex County tax records indicate a construction date of 1924 and this is confirmed by the city directories. The changes to the

building are limited to the addition of synthetic siding, replacement of some of the window sashes, and changes to elements of the porch, such as railing and the cladding of the columns.

Similar to other building along the street, synthetic siding has been added, the window sashes and doors changed, and some of the detailing (columns, stairs and railings) have been changed at the porch. These are not atypical for the survey area and the building maintains it fenestration, roofline and placement along a row of similar buildings along Wheeler Street and would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

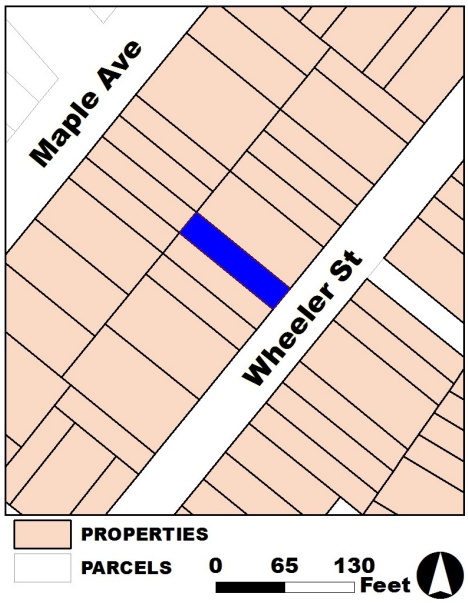
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1753657392

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	27

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 multi-family residence with muted Queen Anne style detailing. The front elevation faces southeast toward Wheeler Street and the first floor is set several steps above grade. The foundation is painted brick and the body of the building is clad with wood shingles. The windows are typically one-over-one vinyl sash with flat-stock wood trim with slightly projecting narrow sills. The side gable roof, which is clad with asphalt shingles, overhangs the front façade so that it protects the one-bay two-story porch and the two-story bay window projection below. A gabled dormer, treated with wood shingles at its tympanum and vinyl siding at its side walls, is centered on gable roof. Two small typical sashes are set center of the dormer separated by a wide wood mullion. The two-story porch occupies the west bay and also partially engages the two-story bay window projection in the east bay. The roof of the porch, as noted, is the overhang of the gable roof. This roof is supported by two square plain posts at each end of the porch and by an angled bracket at the east edge of the building. Between these posts are aluminum railings with a wide top and bottom rail, square balusters and a center fluted newel. The wood frame and deck of the second floor porch are supported by three, fluted square posts with molded capital and tall molded plinth. The posts sit on a low parged masonry walls set the perimeter of the first floor porch. Parged masonry stairs with low side walls, set to the west end of the porch, lead to a pair of doors in the west bay. The doors, flush panel metal with fanlights, are set in a joined frame enclosure each with a one-light transom above and joined by a fluted mullion with the No. 26 at their capital between the two transoms. The two-story bay window projection has one vinyl awning sash in each of the two visible bays at the basement level. At the first floor, there is one typical sash in each bay projection with a continuous projecting wood sill and wide

wood trim with flat-stock edge trim. The bay projection at the second floor overhangs the first slightly and is detailed with a molded cornice supporting slightly flared shingles. The second floor bay projection is similarly detailed with the shingles essentially dying into the underside of the porch ceiling. In the west bay, there is a single one-light over two-panel door with one-light transom similar to the first floor door openings. The west elevation is not readily visible due to the close proximity to the neighboring residence. The east elevation is similarly adorned as the front including a one-story bay window projection at the second floor in the center bay. A two-story rear extension is set to the north.

The Essex County tax records indicate a construction date of 1910; however, the property only first appears in the city directories in 1916. In 1920, the owner, Salvatore Monaco, a tailor, is one of several property owners along Wheeler Street who petitioned to have the street paved and curbed (The Montclair Times, 8/14/1920). The changes to 26 Wheeler Street are primarily limited to some of the detailing at the front porch (changes to the columns, railings and the entrance stairs, and the replacement of the windows and doors. The building is rare with a two-story porch, the articulation of the front gable roof to encompass the porch and the two-story bay window projection, and the use of wood shingles for the siding. The east side elevation is more ornately detailed than most properties in the survey area.

The property was recognized for its architecture, in particular, the architectural embellishments on a home constructed for the working class in the Historic Sites Survey prepared for the property in 1981. The image from 1981 compared to today show some of the changes noted above, namely the changes to the porch, but the key features and finishes have been retained. The building would be considered a key contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

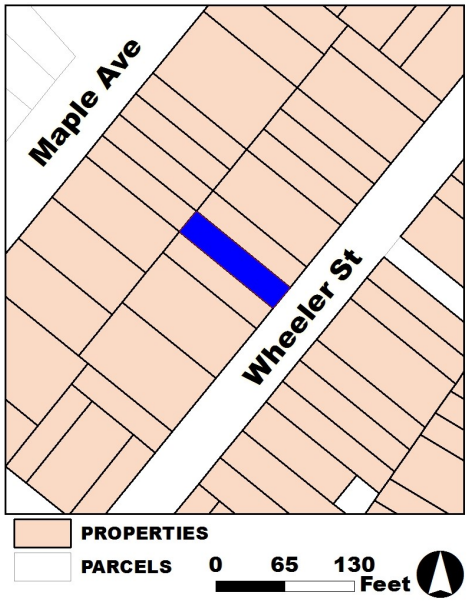
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	
Gary Sachau	Montclair Twp. Historic Sites Inventory	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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: 1888762605

Property Name: 27 WHEELER STREET **Ownership:** Private
Address: 27 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	8

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 multi-family residence in the Colonial Revival style. The front elevation faces northwest and the first floor is set several steps above grade. The foundation is rock-face concrete block and the upper levels are clad with vinyl siding with corner boards. The windows are typically one-over-one vinyl with vinyl trim. The front gambrel roof is clad with asphalt shingles and has a shallow overhang on the front with a boxed cornice with slight return. A brick chimney is set about center of the gable about one bay south from the front face of the building. A narrow, gabled dormer similarly treated to the main building is set about center of the gambrel on the east side of the roof. A one-story porch spans the front elevation. It has a shed roof clad with asphalt shingles and is supported by three square columns with plain capitals and a simple base. The columns are set on a wood frame and deck and supported by painted brick piers with lattice set between the piers. The brick stair with limestone treads are set off-center in the east bay. Metal railings run to either side of the stair and along the porch between the columns. The main entrance is located center of the east bay. It is a three-light wood door with molded wood trim. In each of the two remaining bays at the first floor are two typical window openings. At the second floor, a small two-light casement sash occupies the east bay; it is set high in the wall. In the two remaining bays are typical window openings. At the attic level and centered on the gambrel are a pair of typical sashes with a wide mullion between. The fenestration on the east and west elevations is fairly regularly with no fenestration in either of the north bays.

The Essex County tax records indicate this building was constructed in 1920; the city directories are inconclusive on the possible date of

construction. The main changes to the building include the application of synthetic siding, changing the windows and doors, and changes to the porch at the stair and railings including the possible cladding of the porch supports.

The changes noted above are similar to the neighboring properties and do not necessarily diminish the building's presence in the streetscape as it retains its roofline, fenestration patterns, front porch, and other elements. In addition, there is the possibility original finishes remain under the synthetic siding. The building would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

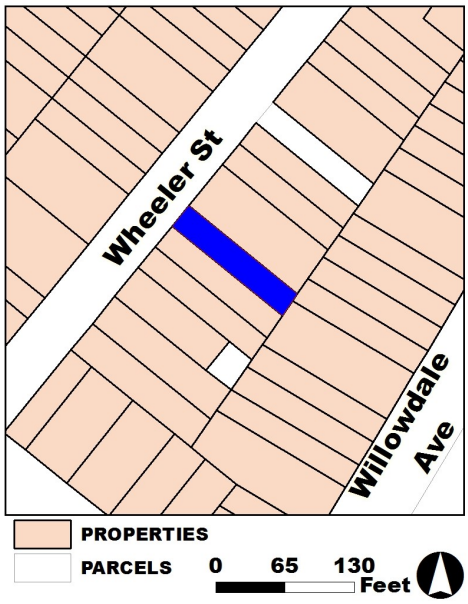
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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

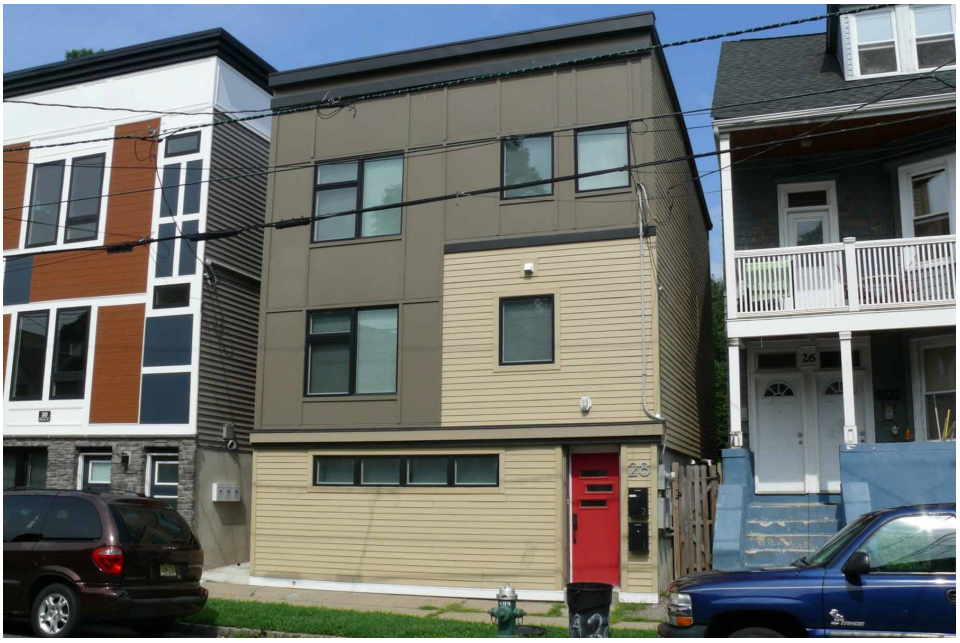
Property ID: -2113411183

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

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	28

Property Photo:



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

Description:

Constructed in 2018, this is a two-bay wide, three-story multi-family residence. The front elevation faces southeast toward Wheeler Street, and the first floor is set at grade with the front of the building set at the property line. The foundation is parged masonry on the side elevations and narrow fiber-cement siding at the front. The upper levels at the front are a mix of fiber-cement siding with corner boards and composite panels with battens. The west side is red brick and the east side is fiber-cement siding; each side lacks fenestration. The fenestration varies at the front. The low-slope roof is set behind a simple two-tiered cornice of flat-stock composite trim. At the ground (or first) floor, the three-light wood door is set in a recessed opening in the east bay. Off-center to the east in the west bay are four grouped sashes (operation is unclear) set at clerestory level and trimmed with fiber-cement flat stock trim. Between the first and second floors is a projecting composite water table. The fenestration at the second and third levels is irregular. In the west bay at the second and third levels are three grouped windows, one awning over a fixed sash with a tall casement set next to it to create a square opening. In the east bay at the second level is a rectangular casement sash and above this are two similar sashes set apart. No fenestration aligns in the east bay. The composite paneling with battens is articulated in the west bay at both the second and third levels and at the third level of the east bay. The second level of the east bay is articulated with the fiber-cement siding.

The current building was constructed in 2018 on the property occupied by a building constructed in c. 1916. The footprint appears similar but the relationship to the streetscape is lost in the articulation of the building and the lower of the entrance to grade level. An interesting

historical note is the Owner in 1920, Nicola Mieri (noted at Nicata Mille in The Montclair Times legal notice) was one of several owners that signed a petition for the Wheeler Street to be paved. The legal notice notes that he owned the properties encompassing 28 to 42 Wheeler Street. (The Montclair Times, 8/14/1920).

The building would not be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

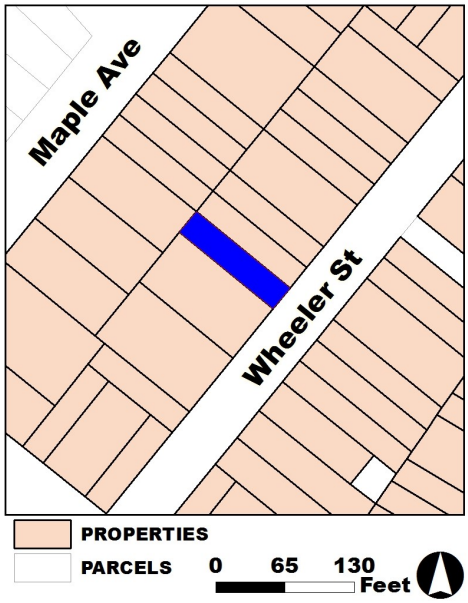
National Historic Landmark?: ☐

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	1920	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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: -466745828

Property Name: 29 WHEELER STREET **Ownership:** Private
Address: 29 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	7

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 two-family residence. The front elevation faces northwest toward Wheeler Street and the first floor is set several steps above grade. The foundation is rock-face concrete block and the front elevation is clad with flush wood boards set on a diagonal with narrow wood corner boards. The east side is finished with flush wood panels and the west side is red brick. The windows are typically one-over-one vinyl sashes with flat stock wood trim and narrow projecting wood sills. The roof is a front gable with a slight molded projecting cornice with a full return and no overhang at the sloping sides. A one-story porch spans the front elevation. It has a shallow hip roof supported by four slender square posts that rest on the wood frame and deck. The porch structure is supported by brick piers set under each post. The wood stairs are set in the west bay. An aluminum railing is set to either side of the stair and along the porch. The front door, also in the west bay, is plain wood with three horizontal lights. Set about center of the elevation on the first floor are three grouped typical sashes separated by wide wood mullions. At the second floor, a pair of typical sashes with wide wood mullion are centered in each bay. At the attic, two smaller typical sashes are set center with narrow mullion; this opening has a deeper sill. The east elevation has regular fenestration beyond the first bay and the west elevation lacks fenestration.

The Essex County tax records indicate the building was constructed in 1926 however the property first appears in the city directories in 1910. A permit was pulled in September 1909 by Antonio Spaziani, for a new frame two-family home with an estimate of $2,000. (The

Montclair Times, 9/25/1909 – the piece notes the property as 27 Wheeler but this appears to be an error based on other primary source information.) A petition to the County to pave Wheeler Street was published in The Montclair Times, August 1920, (The Montclair Times, 8/14/1920) and Tony Spassiono (also written as Spaziani in the directories), owner, was one of the signatures. Mr. Spaziani appears in the directories until at least 1920; by 1923 he moves to Newark. The siding, flush board set at a diagonal, is an anomaly and appears to be a mid-20th century modification.

Despite the changes noted above, including the replacement of the windows and front door, the building continues to maintain its relationship to its neighboring properties and the streetscape in the retention of the front porch, its fenestration pattern and its prominent gabled roof with full cornice return. As such, the building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

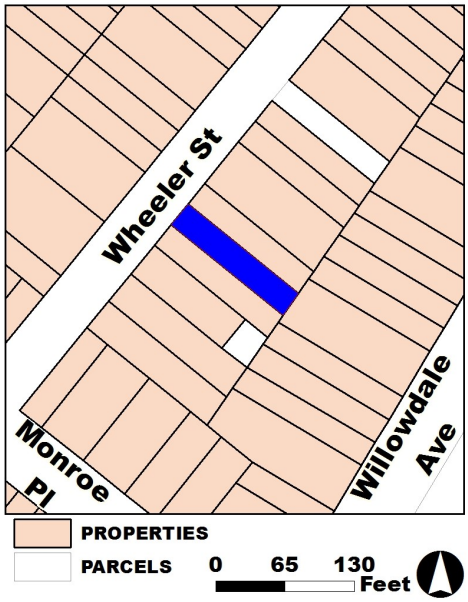
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1920	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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: -995100034

Property Name: 30 WHEELER STREET **Ownership:** Private
Address: 30 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	29

Property Photo:



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

Description:

Constructed in 2018, this is a two-unequal-bay wide by three-bay deep, three-story multi-family residence. The front elevation faces southeast toward Wheeler Street and the ground (or first) level is set one step above grade. The front of the building is set at the property line. The ground floor (or foundation) is clad with a stone veneer set in a square rubble pattern with a thin stone water table. The upper levels are a mix of composite materials articulated in a variety of manners. The windows are typical composite material either casements or awnings and applied without any regularity. The roof is a low slope set behind a projecting cornice that is three tiers of flat-stock composite material. Set below the cornice is a deep entablature of composite boards with battens depicting narrow and wide panels. The ground floor at the front have two door openings at the east end. Each door, wood with three horizontal lights, is set in a flat stock opening a distance apart. In the west bay is a pair of casement sashes with mullion and projecting limestone sill. The doors and windows are slightly recessed in the opening. At the upper levels, the fenestration and siding treatment is a hodgepodge of panels, siding, and window openings. A unifying composite board is set above the stone water table. Centered in the west bay, two casement sashes with center mullion are set at the second and third levels. The window opening have composite trim set flush and no sill. The windows at the second level have a recessed panel below and at the third level the panel is above the window openings. To either side of the window openings is flush horizontal siding of a composite material. Between the windows the siding continues but only partially so that two flush panels are set at the west end separated by a mullion. The west edge is trimmed with a corner board from water table to entablature. The narrower east bay is composed of (from water table to entablature) two panels above the water table, a small awning sash, two pair of two stacked

vertical panels, another awning sash, and a panel above. The west elevation is similarly detailed. At the first level, paired casement sashes occupy the south bay with a small awning sash in the center bay. The building is partially banked so only a portion of the first level is exposed toward the rear of the property. At the second and third levels, the front corner matches the south corner of the front, in the first bay two awning sashes are set at each level and are surrounded by a paneled surround from floor to ceiling, next to this is a continuation of the flush siding, in the center panel are paired casement sashes with panels below and above, and the third bay lacks fenestration but has numerous panels of either siding, flush panels or recessed panels. At the rear, there is also a two-story deck. The north side is finished with vinyl siding above the foundation and lacks fenestration. A parking lot is located on the west and north sides of the building; the grade slopes dramatically at the sidewalk.

This building, constructed in 2018, takes the place of one constructed in 1917. It sits close to the property line, similar to the earlier building, but has no relationship with the streetscape from grade to roofline.

Due to is date of construction, this building would not be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

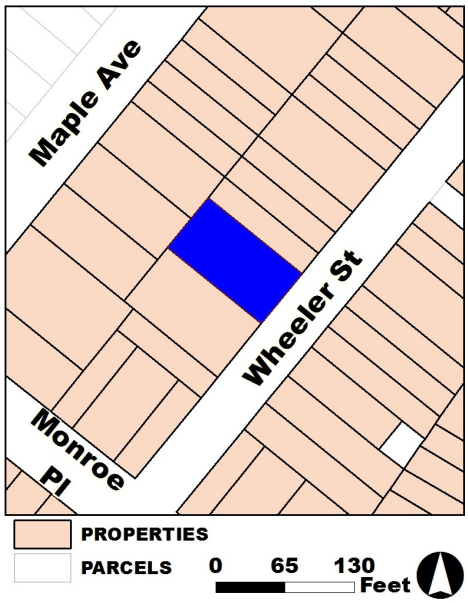
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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

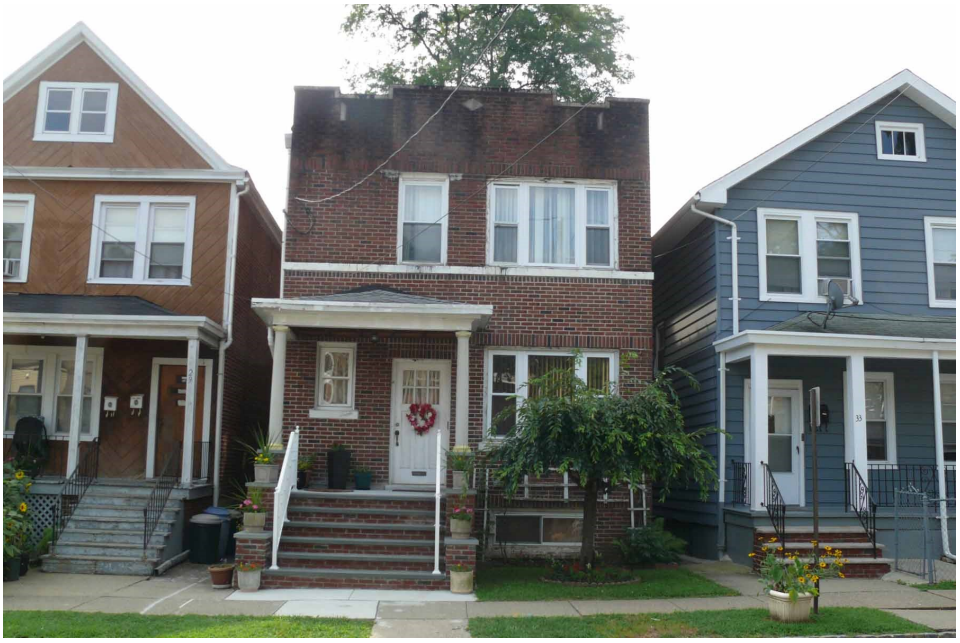
Property ID: 638800487

Property Name: 31 WHEELER STREET **Ownership:** Private
Address: 31 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	6

Property Photo:



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

Description:

This is a two-bay wide by a three-bay deep, two-story two-family residence. The front elevation faces northwest toward Wheeler Street and the first floor is set several steps above grade. The building is of red brick with painted stone and brick detailing. The windows are typically one-over-one vinyl sash set in a wood frame with brick molding. The sills are typically painted stone and the heads are square shouldered with flat arch lintels articulated in soldier-coursed brick; the lintels typically continue to serve as a band course at the basement, first and second floors. The low-sloped roof is set behind a stepped brick parapet with limestone copings and simple limestone detailing set below; the limestone detailing consists of a center diamond and two rectangles at each side. A porch occupies the east bay at the first floor. The porch has a shallow hip roof clad with asphalt shingles and a built-in gutter with plain cornice. The roof is supported by two Doric columns with simply molded capitals and bases set on low brick walls set to either side of the porch. These brick walls continue to step down and encase the brick steps with bluestone treads that lead to the concrete deck. The stepped portions of the walls are capped with bluestone copings. In the west bay at the basement is a wide sliding vinyl sash window with painted stone sill. Set under the porch in the east bay is a small one-over-one wood hung sash and a six-light over three-panel wood door. The head of the door is set lower than the windows this elevation so there is a second layer of soldier-coursed brick between the head and the band course/lintels of the windows. In the west bay in a single masonry opening there are three grouped sashes: two one-over-one sashes flanking a wider picture window. At the second floor, there is a single window centered on the door and the three grouped sashes centered on the window opening below. A continuous painted stone sill with a line of header brick below serves also as a band course at the front elevation only.

The east side elevation has regular fenestration from basement to second floor. The west elevation has similar fenestration to the east side.

The Essex County tax records notes this building was constructed in 1927 and the city directories confirm this construction date. The front steps have been rebuilt and the windows changed to vinyl.

The architectural detailing, in particularly the use of brick coupled with a wood frame porch, distinguishes this property from some of its neighbors on Wheeler Street but fits overall within the survey area given the other brick two-family residences and the apartment buildings. The building retain a high degree of architectural integrity and would be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

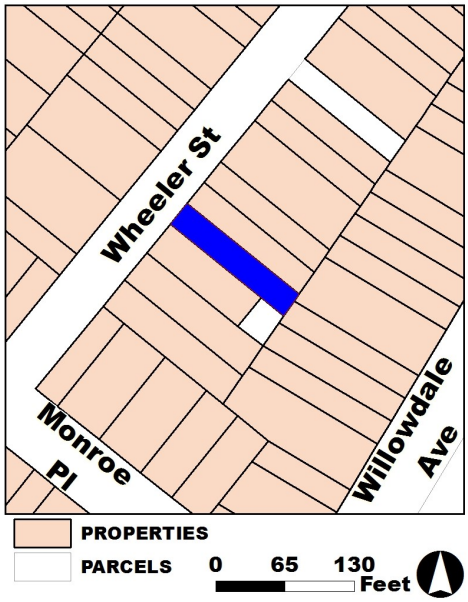
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1504865858

Property Name: 33 WHEELER STREET **Ownership:** Private
Address: 33 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	4

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 two-family residence with Colonial Revival influences. This residential building, 35, and 37 Wheeler Street are similar in layout and composition indicating they were built by the same developer. The front elevation faces northwest toward Wheeler Street and the first floor is set a few steps above grade. The foundation is parged masonry and the upper levels are clad with aluminum siding with narrow corner boards. The windows are typically one-over-one vinyl sash with flat-stock wood trim and a narrow projecting wood sill. The front gable roof is clad with asphalt shingles and has a slight overhang on all sides with a boxed cornice. A one-story porch spans the front elevation. It has a hip roof clad with asphalt shingles and a built-in gutter with the cornice clad in aluminum. The roof is supported by four plain square irregular-spaced columns that rest on the wood frame and deck. The porch structure is supported by a parged masonry foundation. Aligned with the narrower east bay at the porch are brick steps with limestone treads and metal railings; these railings continue at the porch set between each column. The main door is set in the east bay; it is a seven-panel wood door with one light and an aluminum storm. Spaced somewhat equal to the west of the door is a single typical window and a pair of typical sashes separated by a wide wood mullion. At the second floor, the same paired windows are located in each bay however, the whole assembly is set off-center to the east so the wall space at east end is narrower than that at the west end. Centered at the attic is a three-light wood awning sash. The second floor level is set slightly beyond the first on both sides so the siding is flared. The fenestration pattern is fairly regular on both sides with stained glass clerestory windows set in the second bay on the west elevation. A brick chimney sits about center of the west wall.

The Essex County tax records indicate a construction date of 1926 and this is confirmed by the city directories. This is one of three similar properties located on the south side of Wheeler Street. The building has been modified slightly with the application aluminum siding and trim, the replacement of the window sashes, and the use of modern materials in repairs at the front porch, namely the columns and railings.

The modifications noted above are typical of the two-family residences located in the survey area and do not diminish the form, massing, the building's position in the streetscape, and the stacked plan accommodating two apartments as seen in the fenestration pattern. As such, the building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

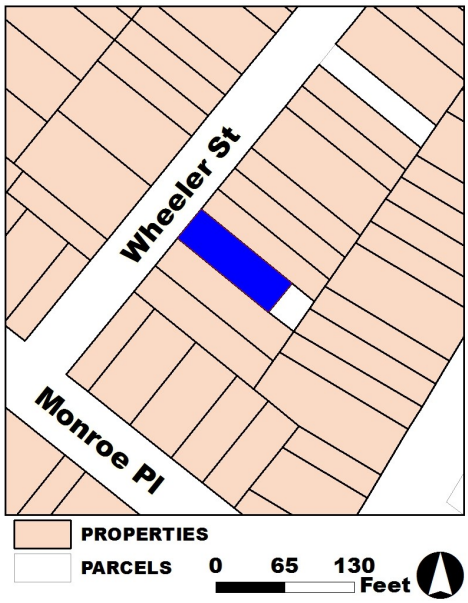
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1739563985

Property Name: 35 WHEELER STREET **Ownership:** Private
Address: 35 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	3

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 two-family residence with Colonial Revival influences. This residential building, 33, and 37 Wheeler Street are similar in layout and composition indicating they were built by the same developer. The front elevation faces northwest toward Wheeler Street and the first floor is set a few steps above grade. The foundation is rock face concrete block; Wheeler Street ascends at a steeper angle to the west at this point so the foundation is more exposed on the east side than the west. The upper levels are clad with mid-20th century fiber-cement siding with a wavy edge. The windows are typically one-over-one vinyl sash with flat-stock wood trim and a narrow projecting wood sill. The front gable roof is clad with asphalt shingles and has a slight overhang on all sides with the rafter tales exposed at the downward slope. A one-story enclosed porch spans the front elevation. It has a hip roof clad with asphalt shingles and a hung gutter. The entire porch is clad with the same siding as the building. Brick steps with limestone treads and metal railings lead to the front door in the east bay. The door is flush wood with an aluminum storm and an aluminum hood over the stairs. Two pair of typical sash are spaced equal apart to the west. At each side of the enclosed porch are single typical sash. At the second floor, the paired typical windows with narrow wood mullion are located in each bay however, the whole assembly is set off-center to the east so the wall space at east end is narrower than that at the west end. Centered at the attic is a six-light wood awning sash. The second floor level is set slightly beyond the first on both sides so the siding is flared. The fenestration pattern is fairly regular on both side elevations with stained glass clerestory windows set in the second bay on the west elevation. A brick chimney sits about center of the west wall.

The Essex County tax records indicate a construction date of 1926 and this is confirmed by the city directories. This is one of three similar properties located on the south side of Wheeler Street. The building has been modified slightly with the application fiber-cement siding, the replacement of the window sashes, and the enclosing of the front porch.

The modifications noted above are typical of the two-family residences located in the survey area and do not diminish the form, massing, the building's position in the streetscape, and the stacked plan accommodating two apartments as seen in the fenestration pattern. As such, the building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

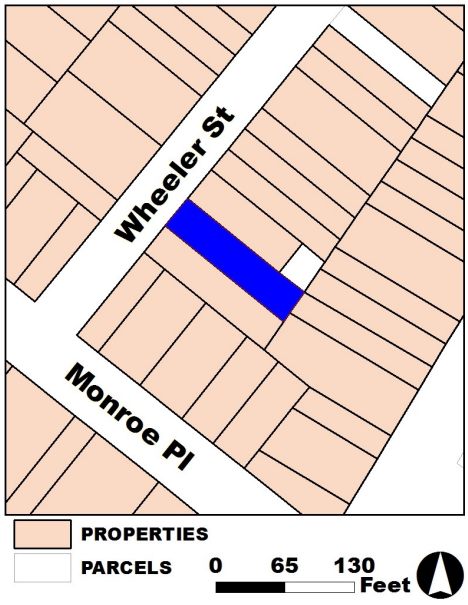
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1467759655

Property Name: 36 WHEELER STREET **Ownership:** Private
Address: 36 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	30

Property Photo:



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

Description:

This is a three-bay wide by four-bay deep, two-story apartment building. The front faces southeast toward Wheeler Street and the first floor level is set several sets above grade. The building is set further back on the property than is average for Wheeler Street so there is a front lawn enclosed by a tall aluminum fence. At the sidewalk at the north end are brick steps with bluestone streets leading to the level of the lawn and a drive to the north of the building leads to a rear parking area. The foundation and body of the building are brick at the front elevation where the side elevations are finished with stucco. The windows are typically one-over-one vinyl sash in square-shoulder masonry openings with concealed metal lintels and projecting brick sills at the front and stucco finished masonry at the side elevations with the same brick sills. The roof is a shallow hip clad with asphalt shingles with a slight overhang with aluminum-clad soffit and hung gutter. The basement at the front has one typical sash in the south bay. The brick stair, which is substantial in size, occupies much of the center bay. The stair is set parallel with the sidewalk, enclosed on its front side by a stepped brick wall and metal railings on its back side. The stairs are composed of brick risers and limestone treads and there is a substantial landing enclosed by metal railings in front of the center door. The door is flush panel metal door in an unadorned opening. To either side of the door in the south and north bays are three grouped typical sash with narrow mullions in a single masonry opening. The same fenestration is carried to the second floor with a typical single window set above the door. The side elevations both have regular fenestration with a large stucco-clad chimney located on the north wall in the east bay.

The Essex County tax records indicate the property was constructed in 1900 however, the building dates to c. 1970 based on its architecture. It is feasible this building replaced an earlier structure but that building would not have been constructed prior to 1910. There are no obvious changes to the existing building other than the replacement of the windows.

Constructed after the proposed period of significance (1910 - c. 1930) for the survey area, 36 Wheeler Street would not be a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

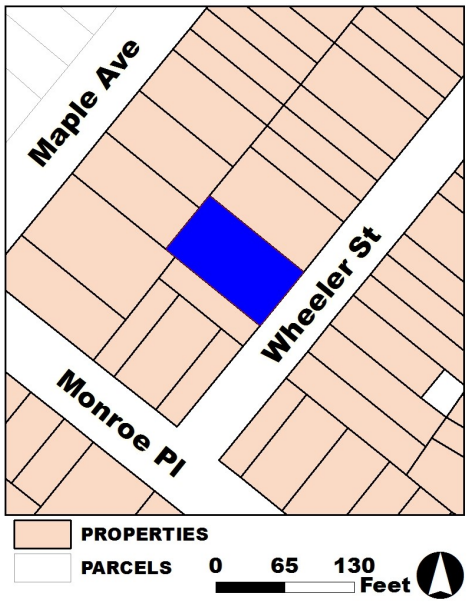
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -729291504

Property Name: 37 WHEELER STREET **Ownership:** Private
Address: 37 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	2

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 two-family residence with Colonial Revival influences. This residential building, 33, and 35 Wheeler Street are similar in layout and composition indicating they were built by the same developer. The front elevation faces northwest toward Wheeler Street and the first floor is set a few steps above grade. The foundation is parged masonry; Wheeler Street ascends to the west so the foundation is more exposed on the east side than the west side. The upper levels are clad with aluminum siding with narrow corner boards. The windows are typically one-over-one vinyl sash with narrow aluminum trim and a narrow clad sill. The front gable roof is clad with asphalt shingles and has a slight overhang on all sides with a boxed cornice and hung gutters. A one-story porch spans the front elevation. It has a hip roof clad with asphalt shingles, a built-in gutter, and a cornice clad in aluminum. The roof is supported by four paneled square irregular-spaced columns that rest on the wood frame and deck. The porch structure is supported by parged masonry piers set under each column. Aligned with the narrower west bay at the porch are brick steps with painted stone treads. Wood railings composed of a top and bottom rail and turned balusters span between each column, and lattice spans between each masonry pier. The main door is set in the west bay; it is a nine-light over two-panel wood door. Spaced somewhat equal to the east of the door is a single typical window and a pair of typical sashes separated by a wide wood mullion. At the second floor, the same paired windows are located center of each bay. Centered at the attic is a three-light wood awning sash. The second floor level is set slightly beyond the first on the east side so the siding is flared. The fenestration pattern is fairly regular on this side with stained glass clerestory windows set in the second bay. The west elevation is brick above the foundation and also had regular fenestration; the sashes

are typical set in segmental-arched openings with two-coursed header brick lintels. A brick chimney sits about center of the west wall.

The Essex County tax records indicate a construction date of 1926 and this is confirmed by the city directories. This is one of three similar properties located on the south side of Wheeler Street. The building has been modified slightly with the application aluminum siding and trim, the replacement of the window sashes, and possibly the modification of the porch railings.

The modifications noted above are typical of the two-family residences located in the survey area and do not diminish the form, massing, the building's position in the streetscape, and the stacked plan accommodating two apartments as seen in the fenestration pattern. As such, the building would be considered a contributing resource in the historic district.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

Registration and Status Dates:

National Historic Landmark?: ☐

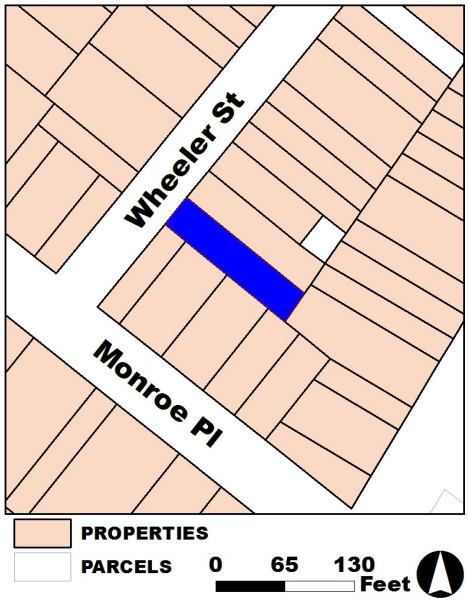
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -2053006116

Property Name: 40 WHEELER STREET **Ownership:** Private
Address: 40 WHEELER STREET **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	31

Property Photo:



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

Description:

This is a two-unequal-bay wide by four-bay deep, two-story two-family residence. The front elevation faces southeast toward Wheeler Street and the first floor level is set a full story above grade as the garage is set under the first floor with its entrance in the south elevation. The building is clad with red brick; the brick at the front has more color variety than found at the side elevations. The windows are typically one-over-one vinyl sash in masonry openings detailed with flat arches and projecting brick sills. The treatment around the windows: soldier course brick with a header brick above serve as the lintel and both brick types are carried to the jambs but in a stacked manner. At the second floor, the header and soldier brick serve as both the sill of the windows and a band course at the front elevation only. Soldier brick also serves as the water table at the front elevation only; below this band course of brick is a molded stucco projection that is carried across all three facades. The front gable roof is clad with asphalt shingles, and has no overhang, only a flat stock flush rake. The garage door, flush panel metal overhead door, is set off center on the wider west bay. Immediately adjacent to the east is the brick and parged stair with limestone treads that start perpendicular to the street and then turn at a narrow landing to sit parallel to the street before reaching a substantial landing at the door set in the narrow east bay. The stair and landing are enclosed by metal railings at their open ends. Centered in the west bay at the first floor are three grouped typical sash separated by narrow mullions in a single masonry opening. The door in the east bay is a flush panel metal with fanlight with an infilled transom above. The opening is simply detailed with a flat arch of soldier-coursed brick. The second floor has a similar fenestration pattern of three grouped windows in the wider west bay and a single typical window above the door in the east bay. There is a single, smaller typical sash at the gable end. The east

elevation has a simple fenestration pattern of three grouped sash in the center bay and one sash in the rear bay. There is a two-story addition at the rear with a shed roof; the addition is clad with stucco. Concrete stairs run up the west side of the building with a narrow lawn set behind a concrete retaining wall that runs along Wheeler Street and these stairs. The east elevation has minimal fenestration and a stucco-clad chimney rises above the roofline at the north end of the building.

The Essex County tax records indicate a construction date of 1924 and this is confirmed by the city directories. The changes made to the building are focused on the basement level and the stairs to the first floor level, which were modified to create a garage under the first floor. Other changes include the replacement of the windows and door.

The modification of the ground floor and entrance stair are sympathetic to the building as the upper floors are little impacted by the change and the change took advantage of the grade change along Wheeler Street in order to create a garage on what is a narrow property. The building would be considered a contributing resource in the historic district. The architectural details meld the stacked approach to a two-family residence with the detailing found at the openings more readily seen in the mid-sized apartment buildings within the survey area.

Setting:

Wheeler Street is a two-way street that runs east/west from Woodland Avenue to Monroe Place. It has a gentle rise from east to west before it proceeds up more steeply where it intersects with Monroe Place. The buildings at the corner are then generally banked at their foundations where the grade changes. There is a concrete sidewalk on both side of the street with a grassy median between the sidewalk and Belgian block curbing. The buildings, primarily two-family residences, are set fairly close to the property line leaving little room for lawns at the front. There are a number of empty lots or surface parking lots about mid-way of the street on both sides.

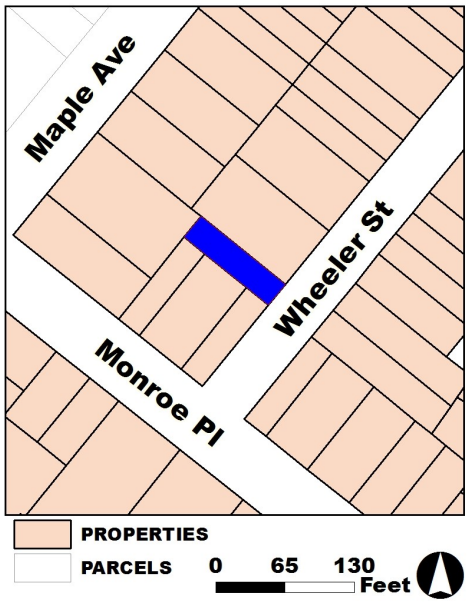
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: -1201893952

Property Name: 6 WILLOWDALE AVENUE **Ownership:** Private
Address: 6 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	23

Property Photo:



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

Description:

This is a four-bay wide by two-bay deep, one-story residence with a one-bay rear shed extension. The front of the building faces southeast toward Willowdale Avenue, and the first floor is set several steps above grade. The building is clad with vinyl siding with corner boards. The low-slope roof sheds toward the north with a vinyl-clad cornice along the front. The cornice is supported by three brackets also clad with vinyl. The parged masonry foundation is partially exposed with one-over-one vinyl sash in each of the three western-most bays. The main entrance occupies the eastern-most bay. The stair leading to the front door are composed of wood stairs with a turned wood baluster on both sides. Over the stairs is a hip roof overhang clad with asphalt shingles and supported by two plain wood posts. There three typical one-over-one vinyl sashes in each of the three western-most bays. The window trim is plain and lacking a projecting sill. The west elevation is set very close to its neighbor. The east elevation has one large typical sash and one smaller typical sash set apart with no openings in the extension.

The Essex County tax records indicate the property was constructed in 1908 but it does not appear in the city directories until 1912. In addition to the application of vinyl siding and trim and the changing of the windows to vinyl, there is a small addition to the rear that blends with the main building with the application of the siding.

6 Willowdale is one of the smaller residences in the survey area and based on directory census research the lot served two dwellings; the

second dwelling unit was located in the rear of the property but was removed after 1986. The form and fenestration are maintained and the residence is in keeping with the neighborhood despite the changes to the siding and windows, and would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

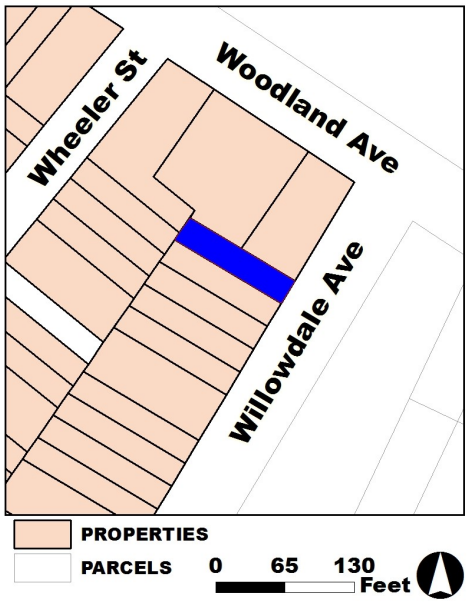
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 1067412161

Property Name: 8 WILLOWDALE AVENUE **Ownership:** Private
Address: 8 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	24

Property Photo:



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

Description:

This is a two-bay wide by four-bay deep, two-story two-family residence. The front of the building faces southeast toward Willowdale Avenue and is clad primarily with vinyl siding with wood trim elements. The west side wall is brick and the east side wall is clad with vinyl. The first floor is set several steps above grade. The foundation is painted rock-face concrete block. The west bay is articulated with a three-sided bay window projection that extends from the foundation to the underside of the roof. The low-slope roof is set behind a pent roof clad with asphalt shingles at the front and a shallow parapet at each side with metal copings. Over the bay window projection there is a shallow cross gable with its tympanum clad with vinyl scalloped shingles and plain wood trim. Within the bay projection at the basement are one-light wood awning sashes in each bay. Similarly, a single one-over-one vinyl sash occupies each of the bays at the first and second floor levels. The windows are trimmed with flat-stock wood with a flush sill. The eastern-most bay is defined by the front entrance and one-story porch that engages the east side of the bay projection. The porch has a shed roof clad with asphalt shingles supported by three turned posts set on a frame deck with a concrete foundation. Concrete steps with limestone treads provide access to the porch. Iron railings frame the stairs and a wood balustrade with simple top and bottom rail with square balusters frame the open sides of the porch. The front door is flush metal panel door with fanlight and aluminum storm similarly trimmed to the windows. Off-center above the door at the second floor are a pair of one-over-one vinyl sashes separated by a narrow mullion. The west elevation contains four typical basement openings, and three typical sashes in the rear three bays at the first and second floors. The east elevation is set close to the adjacent properties and one masonry opening is visible at each floor; each has a stone sill and limestone head.

The Essex County tax records indicated a construction date of 1921 and this is confirmed by the city directories. The changes to the building are primarily focused on the application of synthetic siding and replacement windows and front door.

8 Willowdale Avenue retains its original form, fenestration pattern, relationship to its neighbors within the streetscape and would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

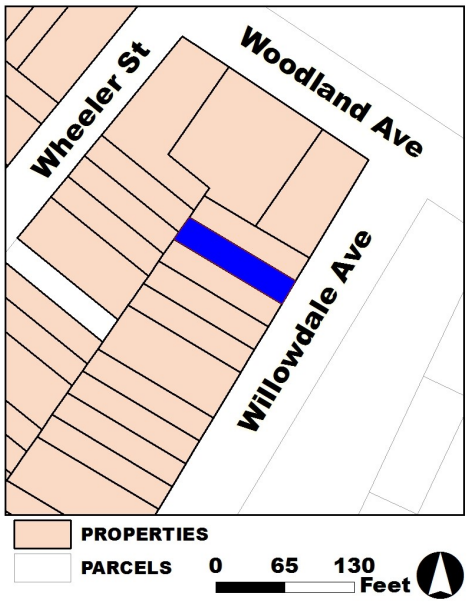
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 338635246

Property Name: 10 WILLOWDALE AVENUE **Ownership:** Private
Address: 10 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	25

Property Photo:



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

Description:

This is a two-bay wide by irregular three-bay deep, two and one-half story two-family residence. The front of the building faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The upper floor levels are clad with vinyl siding with corner boards with plain wood trim. The roof is a front gable clad with asphalt shingles; the cornice returns to create a tympanum at the gable end. The roof overhangs slightly on all sides and the soffits and plain fascia are clad with vinyl. A porch extends across the entire first floor of the front elevation. It is set on a solid parged masonry foundation with wood treads and risers in the west bay leading to a wood deck. A low wall, clad with vinyl siding and topped with a plain wood cap, encloses the three sides. The hip roof clad with asphalt shingles is supported by four evenly spaced wood posts set on the low wall. There are two doors in the western-most bay. They are paired with a dividing mullion and a single one-light transom above. The doors are flush metal with a fanlight and each has an aluminum storm door. Three grouped windows occupy the eastern-most bay. Each window is a one-over-one vinyl sash with the center window being wider than the outer two. At the second floor, there are two, typical one-over-one vinyl sash set apart in each bay. At the attic are paired, possibly in-swing casement sashes separated by a wide mullion. The building is set close to its neighbors on both sides. The foundations are rock-face concrete block with masonry openings in each bay. At the west elevation, there are either single or paired typical windows in each bay at the first and second floors and one set mid-level to align with an interior stair landing. On the east side, there is a similar fenestration pattern with the second bay on the first floor further defined by a three-window configuration: two tall sashes to either side of a short sash of stained glass with all heads aligning.

The Essex County tax records indicated a construction date of 1921 and this is confirmed by the city directories. The primary changes to the building include the application of synthetic siding and trim and the changing of the windows and doors.

10 Willowdale Avenue retains its original form, fenestration pattern, relationship to its neighbors within the streetscape and would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

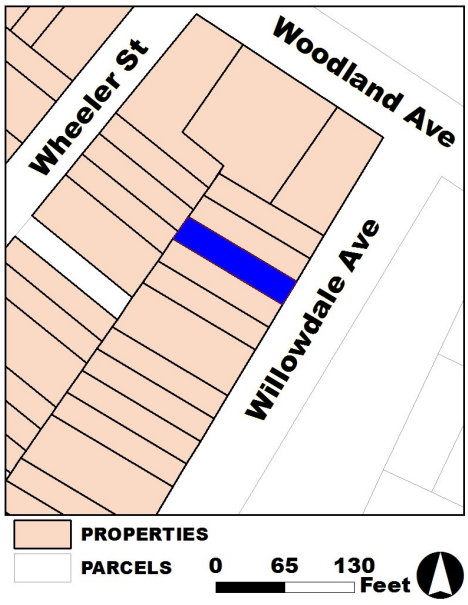
Other Designation:

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:
Wheeler Street 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: Wheeler Street 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: 1098265303

Property Name: 12 WILLOWDALE AVENUE **Ownership:** Private
Address: 12 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	26

Property Photo:



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

Description:

This is a two-bay wide, two and one-half story multi-family residence with a muted application of Colonial Revival detailing. The front of the building faces southeast and the first floor is set several steps above grade level. The foundation is parged masonry. The main floor levels are clad with vinyl siding with narrow vinyl strips defining the corner and plain narrow vinyl trim. The vinyl extends about two feet on the east elevation before the finish transitions to stucco; the west side is set so close to its neighbor it is not readily visible. The roof is a steeply pitched front gable clad with asphalt shingles; the cornice returns to create a tympanum at the gable end. The roof overhangs slightly on all sides and the soffits and cornice are clad with vinyl. A porch extends across the entire first floor of the front elevation. It is set on parged masonry piers with painted concrete treads and risers in the west bay leading to a wood deck. A low wall, clad with vinyl siding and topped with a plain wood cap, encloses the porch. The shallow hip roof clad with asphalt shingles is supported by three evenly spaced wood posts set on the low wall. There is a single door in the western-most bay. The door is wood with one light over three panels with flat stock wood trim. In the east bay are two paired, typical one-over-one vinyl sash separated by a wide mullion. At the second floor, there are paired typical sash separated by mullions in each bay. At the attic is a single typical sash centered on the gable. On the east side, there are a series of typical openings at the first and second floors, two each toward the front and two each toward the rear. The basement level includes masonry openings below each set of upper level windows.

The Essex County tax records indicate the building was constructed in 1902, there are no buildings shown on the 1907 Sanborn map and

the property is not listed until 1912 in the city directories. The two-family residence has been modified at its exterior with the application of siding and trim, the replacement of the windows, and it is suspected based on the existing detailing the porch has been renovated. All of these changes remove or cover detailing that may have been present when the building was constructed c. 1910.

An assessment with regard to the two-family residence's contributions to the historic district are difficult because of the lack of detail or distinction in the architecture compared with some of the other plainer buildings in the survey area. The building is part of a row of buildings where it maintains the frontage, the rooflines distinguish one building from the other, and the porch is maintained albeit in a modified manner that leans more heavily to designation of being a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

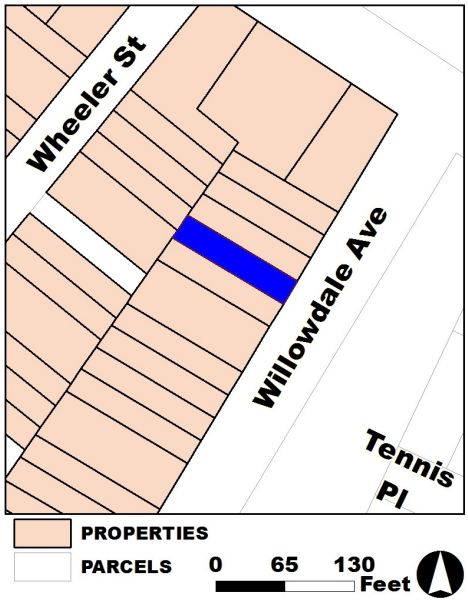
Other Designation:

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)
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 1983125964

Property Name: 14 WILLOWDALE AVENUE **Ownership:** Private
Address: 14 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	27

Property Photo:



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

Description:

This is a two-bay wide by four-bay deep, two-story two-family residence. The front of the building faces southeast toward Willowdale Avenue and the main floor level is set several steps above grade. The building is clad with vinyl siding with narrow corner boards and narrow vinyl trim at the openings. The roof is a low slope toward the north set behind a parapet. The parapet at the sides is capped by vinyl. At the front, the parapet is finished with a projecting wood cornice supported by molded brackets set just above a series of simply detailed dentil moldings. The foundation is painted parged masonry with paired one-over-one vinyl sash separated by a mullion in the west bay. At the first floor, paired typical one-over-one vinyl sash separated by a mullion occupy the west bay. A wood stoop and stair lead to the main entrance within the east bay. The roof over the stair is a truncated hip indicating the porch formerly extended across the front façade. This porch roof is supported by two plain wood posts. The railings and balustrade are wood with a simply detailed top and bottom rail, newel posts and square balusters. The door is a flush panel metal door with fanlight. The west elevation typically has either single or paired openings in each bay similar to the windows at the front elevation. The east side is not visible due to the proximity of its neighbor.

The Essex County tax records indicate the property was constructed in 1901 but there are no buildings along this section of Willowdale on the 1907 Sanborn maps. The first mention of the property in the city directories is in 1912. The truncated is an interesting anomaly but one can easily visualize it extending across much of the front façade. The vinyl siding and replacement sash, both modifications, are typical for the survey area.

The vinyl siding may be obscuring details at the front elevation based on the detailing of the cornice. Since the siding is reversible and the building retains its overall massing, fenestration pattern and cornice line, it should be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

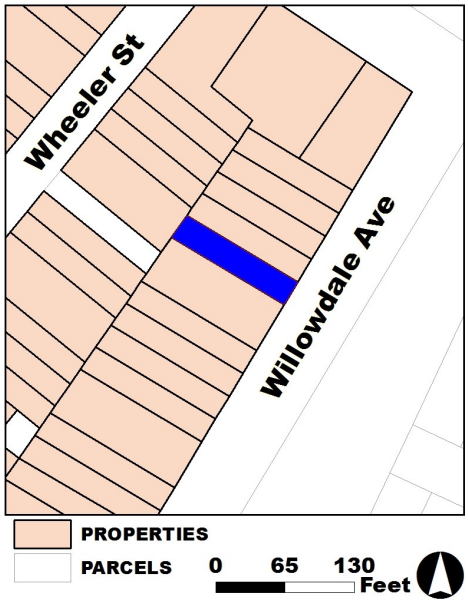
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 223727837

Property Name: 16 WILLOWDALE AVENUE **Ownership:** Private
Address: 16 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	28

Property Photo:



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

Description:

This is a three-bay wide by four-irregular-bay deep, three-story multi-family apartment building utilizing Craftsman style detailing. The front of the building faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. Based on the detailing of the brick side wall, the stucco finish present on the front and side elevations may be over brick. The trim around the windows is primarily vinyl. The roof is a low slope that sheds toward the north set behind a parapet finished with an elaborate cornice at the front. The molded wood cornice is supported by evenly spaced molded brackets with dentils below and a deep fascia. The parapets at the sides are simply capped with vinyl. The foundation is a rough parged masonry. A porch extends across the entire first floor of the front elevation. It is set on parged masonry piers with painted plywood enclosing the underside of the deck. A parged masonry stair with low parged walls set to either side at the center bay lead to a wood deck. Framing these stairs at the sidewalk are two low brick walls defined by corbeled brick piers with a painted stone coping. A low wall, finished with stucco and detailed with stucco diamonds centered on each front face, encloses the porch. The shallow hip roof has a wood cornice entablature with remnants of soffit moldings similar to the parapet cornice at the outside corners. The porch roof is supported by four stucco-clad piers spaced unequal distance; the two outer piers are spaced wider than the two center piers. There is a single door in the center bay at the first floor. The door is flush panel metal with fanlight with a one-light transom infilled with painted plywood. Flanking the door in each of the outer bays are three grouped one-over-one vinyl sashes divided by mullions and with a projecting sill; the inner sash is slightly wider than the two outer sashes. The second and third floor levels are similarly detailed. The center bay lacks fenestration. The two outer bays have the same windows as the first floor but with a masonry

fanlight inset panel centered over the center opening. Both side elevations are also finished with stucco with a series of windows in each of the three rear bays with basement openings in the first bay and attic vents set under the parapet in the second bay.

The Essex County tax records indicate the property was constructed in 1890 but there are no buildings along this section of Willowdale on the 1907 Sanborn maps. The first mention of the property in the city directories is in 1912. The building retains its overall form, massing and fenestration however, it is clear by the articulation of the low wall at the front and the lack of relief at the trim elements of the cornice and openings' surrounds that the stucco is added material fabric; the date of this change is unknown. The front porch has also been modified; the application of stucco appears to be masking details and the cornice, which was originally detailed, is partially removed.

An assessment with regard to the apartment's contributions to the historic district are difficult because of the application of the stucco over what may have been originally brick at the main building and brick and wood at the porch. The building is part of a row of buildings where it maintains the frontage, presence in the streetscape, and fenestration all of which are important architectural features that lean designation of the building more heavily to being a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

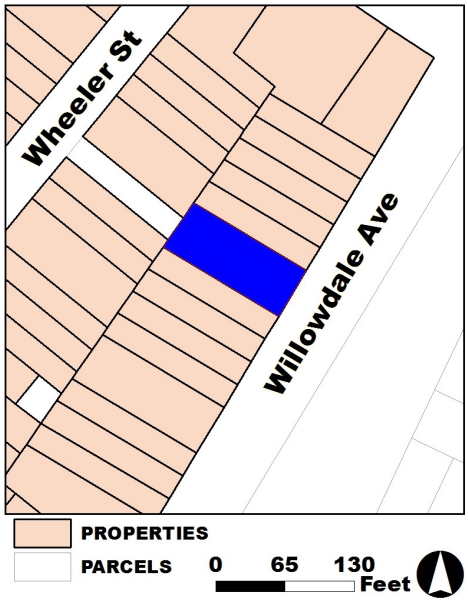
Registration and Status Dates:

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 402408666

Property Name: 20 WILLOWDALE AVENUE **Ownership:** Private
Address: 20 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	29

Property Photo:



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

Description:

This is two-bay wide by three-bay deep, two-story two-family residence. The front faces southeast and the first floor is set several steps above grade. The foundation is parged masonry and the upper stories are clad with vinyl siding with narrow corner boards. The roof is a front gable with a slight overhang on all sides; the soffit and plain trim are clad with vinyl. The two defining features of the façade are the full-height bay window projection in the east bay and the partial porch at the first floor of the west bay. The front porch, which partially engages the bay window projection, sits on a parged masonry foundation with a wood frame and deck. The roof is a hip clad with asphalt shingles and supported by three equally spaced slender Doric columns. Set between the columns is a 21st century railing with a wood top and bottom rail and slender aluminum balusters. Concrete steps with metal railings align with the front door. There are two entrance doors, one in the west bay and the other in the west side of the bay window projection. The doors are flush panel metal with the western-most door having a fanlight. The west door has flat stock wood trim where the other door and the windows are finished with vinyl. A typical one-over-one vinyl sash is set center above the main door at the second floor. The bay window projection has a parged masonry foundation with a vinyl sliding sash in each exposed face at the basement. The first and second floors are similarly detailed with typical sash in each remaining bay of the projection. The projection has a separate shallow hip roof clad with asphalt shingles. There is an attic vent centered at the gable with a pointed head. The west and east sides are similarly detailed with typical sash of varying sizes in most bays at the basement through second floors. On the south side there is a door in the center with an aluminum hood.

The Essex County tax records indicated a construction date of 1920 and this is confirmed by the city directories. The primary modifications to the building include the application of synthetic siding, the replacement of the windows, adding a door in the bay projection and changing the railings at the porch.

Although there have been changes to the building, as noted above, it continues to reflect its original form, much of its fenestration, some of the detailing at the front porch and the relationship between its component parts and the streetscape. 20 Willowdale Avenue would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

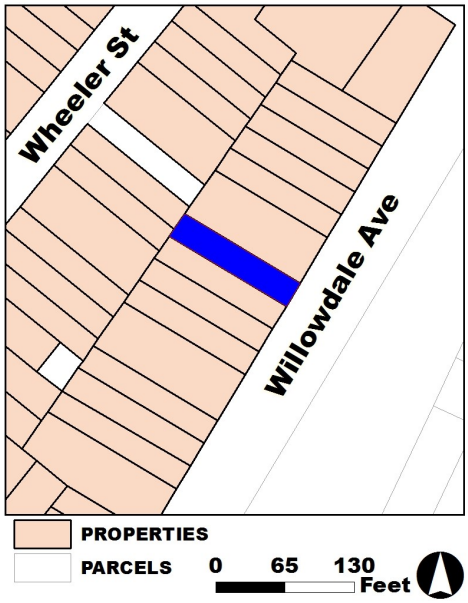
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 1370748499

Property Name: 22 WILLOWDALE AVENUE **Ownership:** Private
Address: 22 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	30

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story two-family residence. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation is rock-face concrete block and the front and sides are treated differently. The front, which is a recent renovation, is clad with a composite panel framed with composite trim around the window openings; this treatment is carried to the east side about two feet where the west side abuts its neighbor. Beyond the panel treatment on the east side is narrow vinyl siding. The roof is a low slope that sheds to the north set behind a parapet. The parapet at the front has a simple pent roof clad with asphalt shingles. The side parapet is step and capped with composite trim. A porch extends across the front elevation. The wood deck and frame are supported by parged masonry piers. The stairs are set in the west bay and are parged masonry with limestone treads with metal railings. The porch roof is a shallow hip supported by composite-clad posts. The railings at the porch are composite of a pipe rail at the top with a series of metal wire rope spanning between each post. The front door, located in the west bay, is a six-light over two-panel flush metal door with flat stock composite trim. Three grouped typical one-over-one vinyl sash with narrow mullions are set in the east bay and overlap into the west bay slightly. At the second floor are paired typical sashes with mullion in each bay. The east elevation has masonry openings in each bay at the basement, and a small typical sash in the center bay and larger typical sash in the rear bay at both the first and second floors.

The Essex County tax records indicate a construction date of 1921 and this is confirmed by the city directories. The building has

undergone renovations in the last five years including changing the columns and railings at the porch, recladding the entire front façade and replacing the windows and front door.

The application of composite materials on the front elevation typically indicates the underlying wall finishes were removed compared with vinyl or aluminum siding, which is typically placed over earlier siding materials. The treatment of the porch, with mostly replacement material coupled with the windows and front door impact the building's architectural integrity; the building would not be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

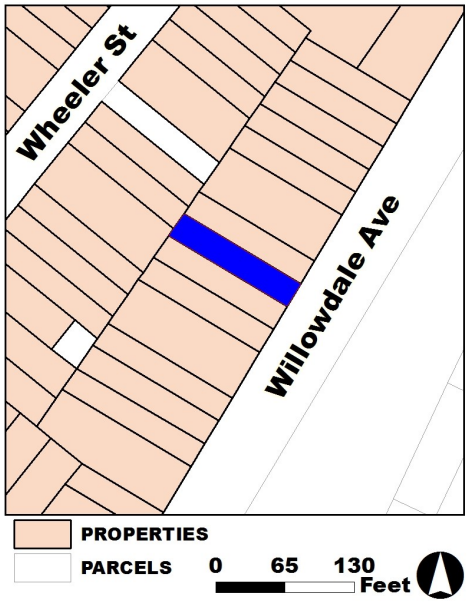
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1102110360

Property Name: 24 WILLOWDALE AVENUE **Ownership:** Private
Address: 24 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	31

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, three-story apartment building. The front elevation faces southeast and the ground (or first) floor is set only two steps above grade. The foundation is red brick, the first through third floors at the front are finished with buff brick in a running bond with limestone detailing, and the side walls are finished with red brick. The buff brick is toothed into the brick at the side walls. The roof is a low slope set behind a parapet. The cornice at the front parapet is painted copper or steel that projects from the façade and inset on both sides in line with brick recesses at the corner of the façade. This deep cornice is supported by molded corbels with an egg-and-dart detail below that sets the transition to a deep entablature with rosettes set equal distance apart. The insets rest on molded limestone blocks with a floral motif. The main entrance occupies the eastern-most bay. Three bluestone steps lead to a flush panel metal door with fanlight and a transom covered with vinyl siding. The frame is unadorned wood. A bluestone water table set just above grade serves as the water table. There is a single bricked up opening at the center of the basement set within a window well. Bluestone blocks set between 10 courses of brick define the corners at the first floor and frame the door opening. In the two western bays are three, equal-spaced, typical, one-over-one vinyl sash in square-shouldered masonry openings with projecting limestone sills, flush limestone lintels, and molded wood frames. A painted copper projecting cornice with molded end brackets serves as a band course between the first and second floors. A limestone band course is set four courses above this metal cornice and serves as the sill for second floor windows. The second and third floors are similarly treated; a typical hung sash in a square-shouldered masonry opening with a flat arch with keystone and molded wood frame. The windows at the third floor have individual projecting limestone sills. The west side

has three bricked-in basement openings, a door in a square-shouldered opening in the first bay and a series of segmental-arched openings in the second and third bays at the first through third floors. A brick chimney is set on the parapet wall between the first and second bays. On each side are attic vents; there is no other fenestration on the east side as the adjacent building abuts it.

The Essex County tax records indicate a construction date of 1907 but the property does not appear in the city directories until 1914. The changes to the building include modifications of the front entry, replacement of the windows, and the blocking in of a basement window. The changes to the front entry are not clear, only that there has been a change based on the current conditions.

24 Willowdale Avenue is a very fine example of moderate-sized apartment building. The most significant changes, modification of the front entrance, replacing the windows and blocking in the basement opening, do not diminish its architectural integrity and would be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

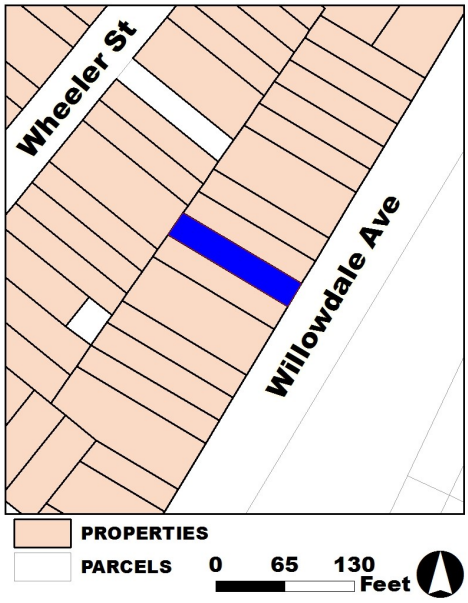
Other Designation:

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:
Wheeler Street 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: Wheeler Street 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: 571715769

Property Name: 26 WILLOWDALE AVENUE **Ownership:** Private
Address: 26 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	32

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, two-story residence with Folk Victorian detailing. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation is rock-faced concrete block and the upper stories are clad with vinyl siding with narrow vinyl trim. The roof is a low slope that drains to the north with a pent roof clad with asphalt shingles set in front of the main roof. A porch, which extends across the front elevation at the first floor, is set on a parged masonry base which supports the wood frame and deck. The porch roof is a hip clad with asphalt shingles which is supported by three slender turned columns. The stairs, located in the northern-most bay, is parged masonry with limestone treads. The wood railing and balustrade have balusters set in a sunburst pattern between the posts or newels with a top and bottom rail. There is a typical one-over-one vinyl hung sash in the west and center bays at the first floor. The entrance door is centered in the east bay and a flush panel metal door with oval window at the center and an infilled transom. The trim is molded wood. At the second floor, there is a typical window in each of the bays. There is minimal fenestration on the west elevation; one typical sash in the first bay at the first and second floor. On the east side are two typical sashes, one small and one tall set a distance apart in the center bay.

The Essex County tax records indicate the property constructed in 1927, but the building is first listed in the city directory in 1912. Similar to many of the frame buildings in the survey area, the body of the building is clad with vinyl siding and trim possibly obscuring details at the façade and the window sashes have been replaced; however, the porch detailing, which appears original material, has been retained

along with the building's overall massing and fenestration pattern.

Taking into account the extant detailing remaining and the building massing and position in the streetscape, 26 Willowdale Avenue would be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

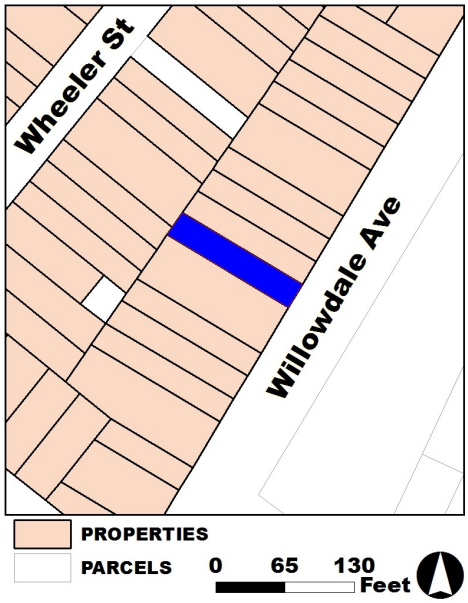
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -8632698

Property Name: 28 WILLOWDALE AVENUE **Ownership:** Private
Address: 28 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	33

Property Photo:



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

Description:

This is a four-bay wide by four-bay deep, two-story two-family residence. The front elevation faces southeast toward Willowdale Avenue, and the first floor is set several steps above grade. The building is red brick with brick and limestone detailing. The roof is a low slope draining north and set behind a parapet. The copings on the three sides of the roof are capped with metal. At the front, the parapet is detailed with three panels delineated with raised header brick. A porch, which extends across the full front at the first floor, has a wood floor frame and deck, and is supported by three wood posts with lattice set between. The porch roof is a shallow hip clad with asphalt sheeting. The roof edge is detailed with a molded cornice and the entire assembly is supported by three slender square posts. The stairs to the porch are set in the west bay, are parged masonry with limestone treads, and have wood railings on both sides. The railing at the porch is wood composed of wide horizontal boards spaced slightly apart and capped with a wide top rail. The entrance door is set in the west bay; a two-light over four-panel wood with an infilled transom and flat-stock wood trim in a square-shouldered masonry opening. The windows are similar, three at the first floor and four at the second in each bay; one-over-one vinyl with projecting limestone sill, a square shouldered head detailed with header brick lintel, and flat-stock wood trim. A brick band course of two running bond brick offset from the body run between the second floor and parapet. The lot is wide allowing for a large drive on the west side. The west elevation lacks fenestration with only one small vinyl window with flat-stock wood trim and a wood sill set about center at the second floor. On the east side, there is square-shouldered window openings in each of the three rear bays at the first and second floors. A three-bay garage constructed of rock-face concrete block finished with vinyl siding at the front elevation is set to the rear of the property. The roof is a low

slope draining to the north.

The Essex County tax records note the building was constructed in 1924 and this is confirmed in the city directories. The building appears little changed since original construction except for the replacement of the windows and the door.

This is one of a number of brick two-family residences that are nicely articulated with a mix of stone and brick detailing, with regular fenestration patterns, front porches and the typical stacked plan that addressed housing needs in the survey area. 28 Willowdale Avenue is a fine example of its type and would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

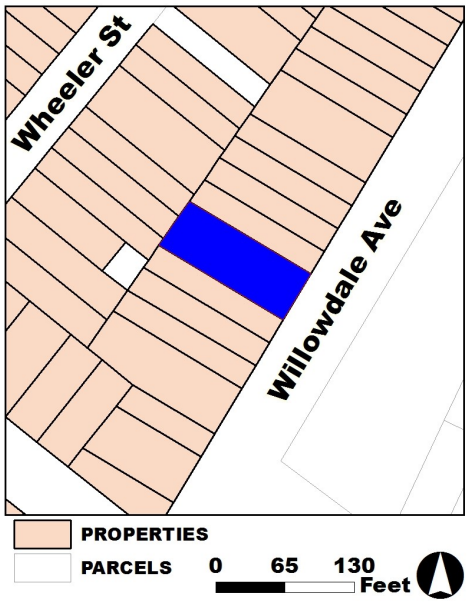
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 330615183

Property Name: 32 WILLOWDALE AVENUE **Ownership:** Private
Address: 32 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	35

Property Photo:



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

Description:

This is three-bay wide by three-bay wide, two story multi-family residence articulated with Neo-Classical detailing. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The building is red brick set in a running bond with limestone detailing at the windows and buff brick quoins at the outside corners of the front elevation. The foundation is buff brick at the front and red brick at the two side elevations. The roof is a low slope that drains to the north and set behind parapet. The front parapet is detailed with a painted metal cornice composed of a molded overhang supported by corbels set on a band of dentils topping a deep entablature. The entablature is detailed with four swags set equal spaced apart. The side parapets are capped with limestone copings and metal flashings. A painted stone band defines the water table at the front and defines the heads of the two basement, square-shouldered masonry openings with one-over-one vinyl sashes in the west and center bays. The front entrance occupies the east bay and is accessed by a parged masonry stair with limestone treads and stoop with wood railings. A small shed roof is set over the stoop and is supported by plain wood posts set on painted brick piers. The two square-shouldered masonry window openings on the first floor and the three on the second floor are similarly detailed with projecting limestone sills and limestone flat arches with keystones. The sashes are one-over-one vinyl with molded wood trim. The west elevation has square-shouldered masonry openings with plain limestone lintels and projecting limestone sills in each of the center and rear bays at the first and second floors and one in the center bay at the basement. The east elevation lacks fenestration.

The Essex County tax records indicate a construction date of 1907 but the property is not listed in the city directories until 1912. The two changes to the building are the detailing of the front entrance stoop and the replacement of the sashes.

Despite the changes noted above, the building retains a high degree of architectural integrity. The building is on the small side compared to some of its neighbors but the bold but simple window openings, the cornice detail and the articulation of the corners with contrasting brick quoins make a powerful architectural statement. For these reasons, the building would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

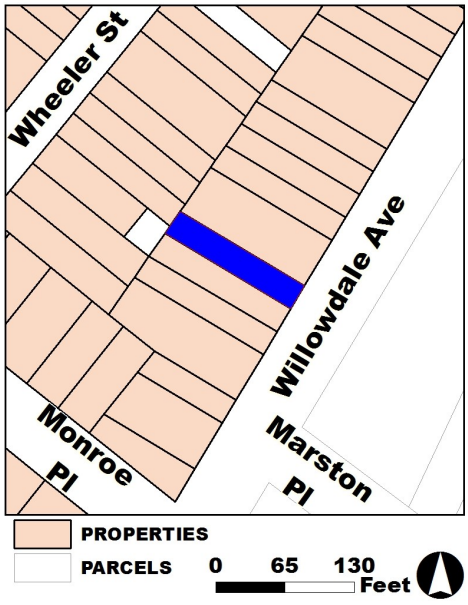
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: -1130502108

Property Name: 34 WILLOWDALE AVENUE **Ownership:** Private
Address: 34 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	36

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, three-story multi-family residence in the Colonial Revival style. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation is painted brick and the main building is clad with wood shingles. The roof, a steeply pitched gambrel roof with its ridge running perpendicular to the street, is clad with asphalt shingles with a cornice and rake clad with aluminum. The cornice is carried across the façade to frame the gambrel. An enclosed porch clad with asphalt shingle spans the first floor. The underside of the porch is enclosed by vertical beaded board with a single one-over-one vinyl sash to the west and a shed enclosure with aluminum storm door set about center of the elevation at grade level. At the first floor, three grouped windows separated by thin mullions span the west and center bay. The outer sashes are one-over-one vinyl with a wider center picture window. Wood stairs with wood railing lead to the entrance at the east bay. The door is a 12-light metal storm. The porch roof is a low-slope hip with aluminum-clad cornice and a built-in gutter. At the second floor, three one-over-one vinyl sashes are centered in each bay. The openings have projecting wood sills and are trimmed with flat stock wood with an edge mold. There are two paired typical sashes with center mullion at the gambrel end; this opening is detailed similar to the lower level windows but with a fanlight decorative piece at the center of the head. Both side elevations are clad with asbestos-type shingles with minimal fenestration: one typical opening in each of the basement through second floors at the center bay on the west elevation; and one basement opening in the first bay of the east elevation. Each side of the enclosed porch contains paired typical windows with flat-stock trim.

This building was constructed in 1911 for Filippo Capinotti for a cost of $2,800 (The Montclair Times, 3/25/1911). There have been several changes to the building since construction in 1911 including adding a residence in the basement of what was originally a two-family house, enclosing the front porch, changing the stair to the front entrance and replacement of the window sashes. The building, currently, is in fair condition with significant deterioration of the wood shingles at the upper levels of the building. (Note: The Essex County tax records indicate a construction date of 1900; The Montclair Times article is a more accurate measure of the date of construction and is supported by the map documentation.)

Despite the changes noted above, the building continues to reflect its original massing, fenestration pattern and presence along the streetscape and would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

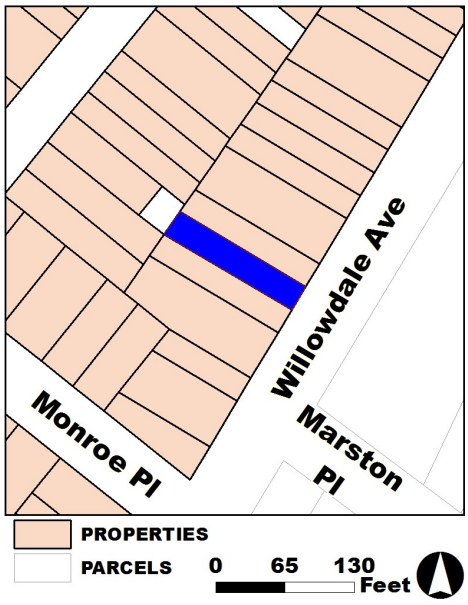
Registration and Status Dates:

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	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:
Wheeler Street 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: Wheeler Street 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: 1532110421

Property Name: 36 WILLOWDALE AVENUE **Ownership:** Private
Address: 36 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	37

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story two-family row house that shares a unifying porch with 38 Willowdale Avenue. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation, exposed only on the east elevation, is red brick, the front of the building is finished with buff brick and the side is also finished with red brick. The buff brick is typically laid in a running bond with brick detailing and bluestone sills. The roof is a low slope that drains to the north and is set behind a parapet wall. The parapet is stepped at the front with bluestone copings. The east parapet appears to be clad with metal. The front parapet is detailed with a center panel of recessed brick: the inner panel is solder brick and the outer panel is detailed with header brick. Set between the parapet and the heads of the second floor windows is a band course of alternating recessed and flush header brick. The front porch spans the width of the front façade and has a shed roof that is continuous with 38 Willowdale Avenue. The roof is supported by three plain wood posts. The porch deck is wood set on a wood frame supported by a parged masonry foundation. The stairs occupy the west bay and are continuous with the stairs to 38 Willowdale. A simple wood railing is set between the two. A wood guardrail spans between each of the posts at the porch and is composed of a top and bottom rail with square balusters. The front door, set in the west bay, is one-light flush wood with a metal storm door set in a wood frame with one-light transom. The square shouldered lintel, typical for the masonry openings at the front elevation, is soldier-laid brick. The east bay is a shallow bow window projection with one one-over-one vinyl sash in each side. In each bay of the second floor are paired typical sash separated by a thin mullion. The heads of the windows are continuous creating a band course. The west bay masonry opening has been modified so that a portion of the

bluestone sill is missing, and ill-matching brick is set below the window indicating at one time this was a door. The east elevation openings are segmental arched masonry of a mix of standard sizes and smaller openings at the basement through second floors.

The Essex County tax records indicate a construction date of 1919 but the property does not appear in the city directories until 1926. The changes to the main building are minimal and include the replacement of the windows and front door and a change to an opening that has since been reversed. The front porch appears to be constructed of newer material but probably retains its original roof form and layout.

Although simply articulated in brick and stone at its main façade, it is a well-proportioned building retaining a degree of architectural integrity that would make it a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

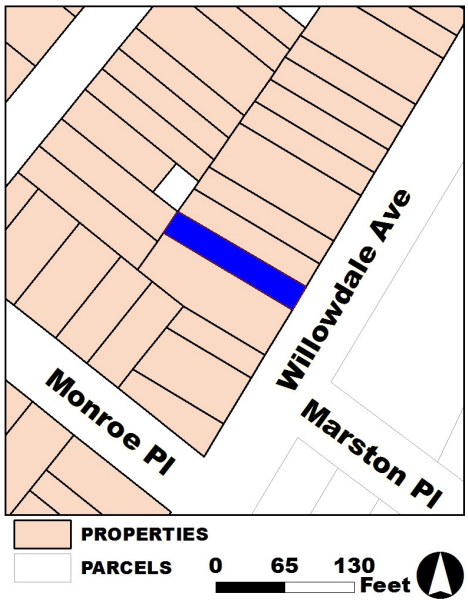
Other Designation:

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:

Wheeler Street Area
38 Willowdale Avenue was the home of Aubrey Lewis, one of New Jersey's greatest high school athletes, a track and football star at Notre Dame, one of the first African-American men in a training class for the Federal Bureau of Investigations, an executive at F.W. Woolworth, and a commissioner of the NJ Sports & Exposition Authority when it developed the Meadowlands Sports Complex as well as held other government positions in government in New Jersey. (The New York Times, Obituary of Aubrey Lewis, 12/13/2001)

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: Wheeler Street 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: -2011096334

Property Name: 38 WILLOWDALE AVENUE **Ownership:** Private
Address: 38 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	38

Property Photo:



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

Description:

This is a three-bay wide by three-bay deep, two-story multi-family row house that shares a unifying porch and party wall with 36 Willowdale Avenue, located to its east. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation, exposed only on the west elevation, is red brick. The front of the building is finished with very light buff brick with red brick and limestone detailing, and the side is also of red brick continuous with the foundation. The roof is a low slope that drains to the north and is set behind a parapet wall. The parapet is detailed with a painted metal cornice that projects slightly and is supported by corbels with an egg-and-dart transition to a plain entablature. Set under and below the entablature the brick is a mix of buff and red brick laid in an alternating pattern creating a zigzag in one direction. The west parapet appears to be clad with metal. The front porch spans the width of the front façade and has a shed roof that is continuous with 36 Willowdale Avenue. The roof is supported by three plain wood posts with flat-stock trim at the head and plinth. The porch deck is wood set on a wood frame supported by a parged masonry foundation. Set just above the deck on the front elevation is a red brick base with buff brick panels set flush; five panels total. The stairs occupy the east bay and are continuous with the stairs to 36 Willowdale. A simple wood railing is set between the two. A wood guardrail spans between each of the posts and is composed of a top and bottom rail with square balusters. The front door, set in the east bay, is one-light flush wood set in a wood frame with one-light transom. The masonry opening has a segmental arched head detailed with limestone corner blocks, limestone keystone and splayed, stacked header red brick. The jambs of the door are also detailed with red brick quoins. The quoining is detailed at the corners of the main façade and at the window openings, and the detailing of the segmental arched lintels is

also carried onto the front window openings. There are two window openings in each the west and center bay at the first floor and each of the three bays at the second floor. The sashes are one-over-one vinyl with flat-stock wood trim. The west elevation openings are segmental arched masonry of a mix of smaller and standard size at the basement through second floors. A brick chimney sits on the parapet wall between the first and second bays. The building sits on a wide lot so that there is a drive and parking to the west of the building.

The Essex County tax records indicate the building was constructed in 1900 but according to the 1907 Sanborn map, there were no properties along this section of Willowdale Avenue prior to 1907. The property first appears in the city directory in 1912. The front porch and the replacement of the sashes are the two key components that have been changed. The porch changes are limited to the detailing where the footprint remains consistent.

The building has an interesting articulation of it front façade through the colored brick and Italianate-inspired detailing. Little changed, particularly at is brick detailing, massing, and fenestration pattern, the building retaining a degree of architectural integrity to be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

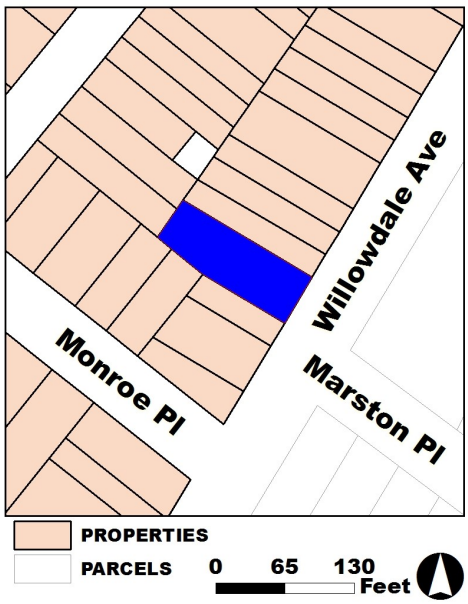
National Historic Landmark?: ☐

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	1907	
Franklin Survey Company	Atlas of Montclair, Glen Ridge, Cedar Grove & Verona	1933	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 780609675

Property Name: 42 WILLOWDALE AVENUE **Ownership:** Private
Address: 42 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	40

Property Photo:



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

Description:

This is a three-bay wide by five-bay deep, two-story, multi-family residence with a two-story rear addition. The front elevation faces southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation is rock-face concrete block and the building is clad with vinyl siding with a slight flair between the first and second floors. The roof is a hip with its ridge set perpendicular to the street. The roof is clad with asphalt shingles with a shallow overhang with hung gutter and vinyl-clad soffits. In the west and center bays at the basement are three-light wood awning sashes with flat stock trim in square-shouldered openings. The concrete stairs with metal railings in the east bay lead to a wood porch set under the second floor. The corner of the second floor is supported by a square wood post detailed with flat stock at the head and plinth. The railing at the deck level is composed of wood top and bottom rails and square balusters. The door in the east bay is flush panel metal with fanlight and storm with a one-light stained-glass transom and a two-light over one-panel sidelight. This opening is trimmed with flat stock wood. In the east wall of the south projection, also off the porch, is a second door of flush metal with storm and flat-stock vinyl trim. In the west and center bay at both the first and second floors are paired typical one-over-one vinyl sash separated by a wide mullion and slightly projecting sill clad with vinyl. The trim is also flat-stock vinyl. The west elevation carries the flair between the levels and consists of a series of typical windows from basement to second floor in each bay. At the third bay from the front, a smaller stained-glass window is set between two typical sashes at the first and second floors. The east elevation is similarly detailed but with less fenestration particularly at the first two bays. A chain link fence encloses a small front yard.

The Essex County tax records indicate a construction date of 1900; however, there were no properties on the north side of Willowdale until after 1910. This property first appears in the city directories in 1920. Due to the siding covering much of the building and all of the window sashes being new with new trim, it is difficult to discern what changes, other than these noted, were conducted at the building. The second door off the porch appears to be an addition and the porch stairs are newer material.

The box-like appearance of the plan form with only the first floor corner carved out for the porch makes this building an anomaly within the survey area. The replacement siding creating a lack of detail except at the porch and the slight flare between levels makes it a difficult building to read with regard to its architectural integrity. However, the presence of the foundation the entire perimeter, the presence of the flare and the detailing at the porch and around the front entrance give rise to the possibility of more detail under the siding, which is a similar condition for most of the buildings in the survey area. This building would be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

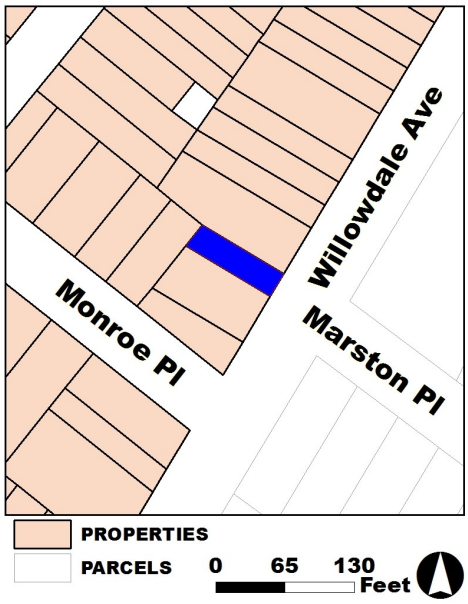
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: 1206846064

Property Name: 46 WILLOWDALE AVENUE **Ownership:** Private
Address: 46 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	41

Property Photo:



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

Description:

This is a three-bay wide by four-bay deep, two-and-one-half story multi-family residence with Colonial Revival detailing that occupies the southwest corner of Willowdale Avenue and Monroe Place. The front of the building faces southeast toward Willowdale Avenue. The foundation is rock-face concrete block and the body of the building is clad with aluminum siding with the siding slightly flared between the first and second floors. The sashes are typically one-over-one vinyl sashes with narrow flat stock trim. The first floor is set a few steps above grade. A drive on the east side leads to a carriage house set at the rear of the property. The roof is a side gable with overhang and plain boxed wood eave and clad with asphalt shingles. A shed dormer is set center of the roof on the north elevation. The side walls are clad with aluminum and there is a pair of small, typical sashes separated by a mullion set center of the dormer. The main entrance is centered on the front façade. A gabled overhang with aluminum clad tympanum is supported by two square columns with plain plinth and capital. The columns are supported by a brick stoop with brick steps enclosed on each side by low brick walls capped with limestone copings. The door is nine-light over two tall panels set behind an aluminum storm door. To either side of the front entrance at the basement are three-light wood hopper sash and at the first floor are three grouped typical sashes, the two outer sashes are narrower than the center sash. Set in each bay at the second floor are typical sash. The fenestration on the west elevation facing Monroe Place include a regular pattern with a stained-glass window centered on the rear bay at the first floor. There is a fire escape leading from the attic level to the first floor. The east elevation also exhibits regular fenestration relating to the interior plan; there are stained glass windows at the front two bays at the first floor. There is an enclosed porch with hip roof clad with asphalt on the north side that is visible from Monroe

Place. The carriage house is a three bays wide, two-story outbuilding with Colonial Revival detailing. The roof is a front gambrel clad with asphalt shingles with a slight overhang. The ground floor is rock-face concrete block and the upper level is clad with wood clapboards. The fenestration is irregular with a one-over-one sash in a segmental arched opening in the west bay and single garage doors in the two other bays at the first floor. At the second floor or loft level are three four-light over two-panel doors at the center flanked by typical one-over-one vinyl sash in square shouldered openings.

The Essex County tax records indicate a construction date of 1919 but this property (or even different addresses in this position at the corner of Willowdale Avenue and Monroe Place) do not appear in the city directories until 1926. The changes to the building are primarily the application of aluminum siding, the changing of the windows, a rear one-story addition and a fire escape; all of which were executed in the mid-20th century.

The building is a good exampled of an early-20th century Colonial Revival residence including a symmetrical fenestration pattern at the primary façade, a prominent front gable roof, and a classically detailed front entrance porch. The building would be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

National Historic Landmark?: ☐

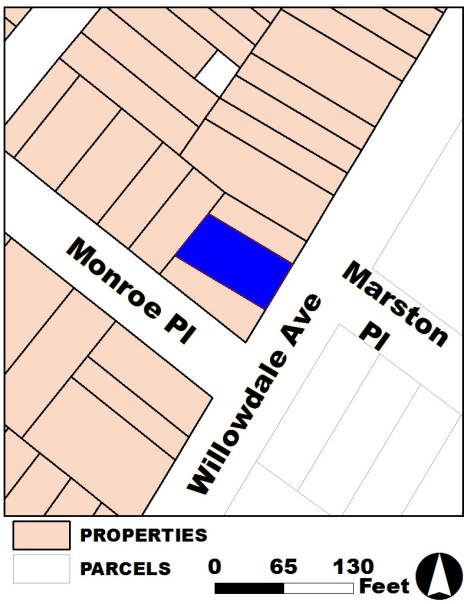
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

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:
Wheeler Street 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: Wheeler Street 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: 1312531854

Property Name: 52 WILLOWDALE AVENUE **Ownership:** Private
Address: 52 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	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 multi-family residence set up as a duplex that occupies the corner of Willowdale Avenue and Monroe Place. The front faces southeast toward Willowdale Avenue and the building is set back from sidewalk creating a shallow lawn enclosed by an aluminum fence. The foundation is a rough coat parged masonry and the upper floors are clad with aluminum including the trim around the openings. The windows are typically one-over-one vinyl hung sash with wide trim and a slightly projecting sill. The roof, clad with asphalt shingles, is a hip with a broad overhang. Hipped dormers are located in each side of the roof with the west dormer extended to the north with a shed extension. A parged masonry chimney is set behind this dormer. The hipped dormers are each clad with aluminum at their front and sides and have paired typical sash. The front is defined by three components: two-story bay window projections in the two outer bays and one-story story porch at the center. The porch has a hip roof clad with flat-seam metal supported by four slender Doric columns that rest on a wood deck supported by a concrete foundation. The stairs, set center, are concrete with limestone treads. The railings at the stairs are metal. The railings at the porch are wood with sunburst balusters set between a top and bottom rail. The porch is partially engaged with the two bay window projections and protect two doors set center of the elevation. The doors are flush panel metal with one-light and aluminum storms. At each of the bay window projections on each the first and second floors are typical sash in each side. The siding flares between the first and second floors and there is also a flare above the second floor windows so the bay projections are engaged with the roof overhang. Set between the two bays at the second floor is a single typical sash. At the basement there are sliding sashes in each of the center bays as well as regularly placed on the remaining facades.

The fenestration on the east side is regular; one typical sash in each bay set toward the center of the elevation. The west side has a similar fenestration pattern with one window replaced by a door with concrete steps leading to it. The rear, which is visible from Monroe Place, also has a regular fenestration pattern. Set at the north end of the lot facing east is a two-bay one-story garage with gable roof. The ridge runs perpendicular to Monroe Place. The foundation is rock-face concrete block. The gable is finished with stucco. The two garage doors are metal paneled overhead doors set in aluminum trim.

The Essex County tax records indicate the property was constructed in 1925; however, this property is indicated in the city directory in 1912. The major changes to the building appear to be limited to the application of synthetic siding, replacement sash, and a shed roof extension at the dormer.

The building is reflective of the massing, roofline and detailing of an American Foursquare executed in a multi-family residence. Unlike its neighbors, each apartment is set side-by-side as opposed to stacked, which is more typical of the survey area. The building retains a level of architectural integrity to be considered a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

Registration and Status Dates:

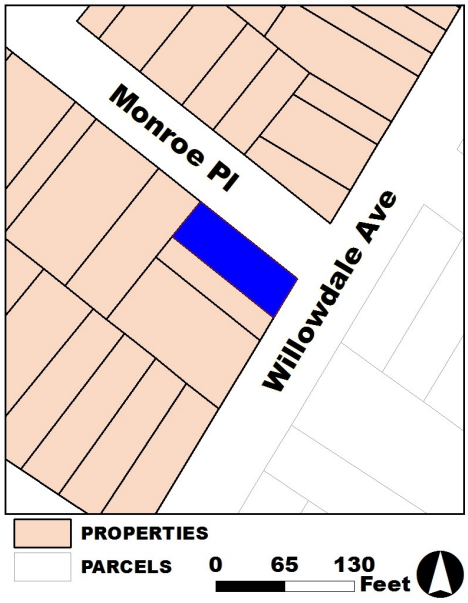
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 1958325751

Property Name: 54 WILLOWDALE AVENUE **Ownership:** Private
Address: 54 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	14

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 multi-family residence with Colonial Revival detailing. There is a two-story rear extension with a shed roof and a two-story wood deck extending from that. The front elevation southeast toward Willowdale Avenue and the first floor is set several steps above grade. The foundation is rock-face concrete block. The body of the building is clad with a mid-20th century wood composite clapboard with a wavy edge and narrow corner treatment. The windows are one-over-one vinyl hung sash (some have false muntins) with flat-stock wood trim with hood mold and a projecting wood sill. The roof, which is clad with asphalt shingles, is a gambrel with its ridge running perpendicular to the street. A gabled dormer is set center on each side of the roof. The roof has a shallow molded rake that carries to the roof sides. The front elevation is defined by two building features, a two-story bay window projection in the west bay and a one-story porch in the east bay. The porch roof is a shed supported by three plain wood posts set on a low stucco wall. The foundation is continuous with the main building. The stairs are concrete with limestone treads and a metal railing on each side. The front door is a flush panel metal with nine-lights over two panels. The porch is partially engaged with the bay window projection. Each of the bays at the first and second floor are typical sash and there is a slight flare between the first and second floors in the siding. There is a single one-light sash in the center of the bay at the basement level. The roof of the bay is a shallow hip with a molded wood cornice supported by molded corbels and entablature that serves as the head trim for the second floor windows. The roof overhang continues across the façade over a typical window centered on the first floor entrance door. Centered at the gambrel end are two small typical sash separated by a wide wood mullion and with a deep head trim with molded drip cap. The fenestration on each of the side

elevation is regular. There is a two-story rear extension with a late-20th century second story deck at the rear of the property.

The Essex County tax records indicate the building was constructed in 1910 and the property is referenced in the city directory in 1912. The changes to the building include replacement siding installed in the mid-20th century, the replacement windows, and a rear two-story deck that is visible from Monroe Place.

The building, a multi-family property executed in the Colonial Revival style, is one of a few standard types in the neighborhood and despite changes, would have the potential to be a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street, located a block or so from the border with Glen Ridge Borough, has the Freeman Tennis Club, a Glen Ridge-owned property, set along its south side. The tennis courts, for much of the distance of the survey area, are enclosed by a tall wooden slat fence with a shallow lawn and some deciduous trees set between the fence and the street. The street has Belgian block curbing, a grassy median, and concrete sidewalk on its north side. There are shallow lawns between the sidewalk and buildings and where there are front porches, these are set fairly close to the sidewalk.

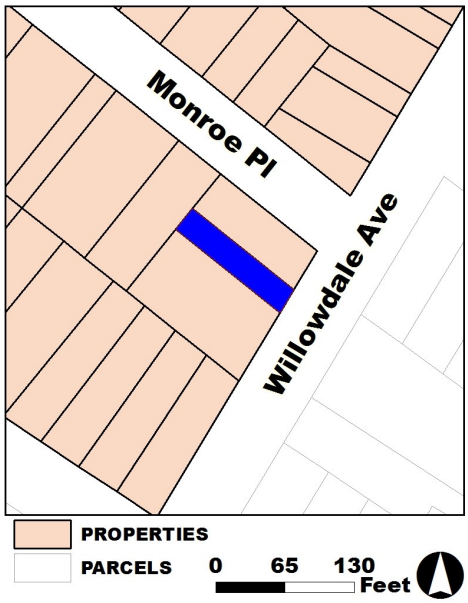
Registration and Status Dates:

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:
Wheeler Street 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: Wheeler Street 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: 1102020204

Property Name: 56-58 WILLOWDALE AVENUE **Ownership:** Private
Address: 56-58 WILLOWDALE AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4101	15

Property Photo:



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

Description:

This is a six-bay wide by two-bay deep, two-story multi-family residence that, from the fenestration, were two separated building sharing a party wall and possibly a cornice entablature but have been clad with vinyl siding to now present as a single building. The front faces southeast toward Willowdale Avenue and occupies the corner of Willowdale Avenue and Lincoln Street. The building is set back slightly from the sidewalk creating a shallow front lawn enclosed by a low vinyl fence. The foundation is rock-face concrete block that is fully exposed at the northeast corner. The siding treatment is narrow vinyl siding with narrow vinyl trim and slightly projecting sill, also clad with vinyl. The roof is a shed set behind a vinyl-clad parapet. The front parapet has a shallow pent clad with asphalt and edged with vinyl clad blocking at the two ends and at the center. The front entrances to each of the two building blocks are at the same level, but the floor levels are not aligned with the east block set higher than the west so the sills of the windows do not align between the two building blocks. The front entrances are set center of the main block and a one-story enclosure clad with vinyl and with a shed roof is set on a brick foundation. Each door is access from a brick stair with limestone treads and metal railings to a shallow shared stoop. Each door is raised panel metal with lights at their top. The basement level at the west block has a single one-over-one vinyl sash in the west bay. The first floor has two typical one-over-one vinyl sash at the first floor and three at the second floor, one centered in each bay. The east block basement level has a single typical door in the center and one typical sash in the outer bay. Similar to the south block there is one window in the two bays at the first floor and three at the second floor. The fenestration on the side elevations is minimal. There is a drive on the west side of the property that leads to a large paved parking area in the rear of the property.

The Essex County tax records indicated a construction date of 1920. These building were once two separate buildings and may not have been constructed at the same time. However, the city directory published in 1912 indicated the west block was constructed by at least 1912. The joining of the two building at their fronts has been executed in an awkward manner. Further changes include unifying the entrances in a single enclosure and creating a separate basement-level entrance in the east block. These are in addition to the typical changes for the survey area, which are changing the windows and applying synthetic siding to the building façade and trim elements.

It is unclear from the current conditions whether the changes made to create a single building unit are reversible since much of the building components are covered with synthetic siding. The reading of two buildings as one diminishes the building's architectural integrity and is therefore not a contributing resource in the historic district.

Setting:

Willowdale Avenue is a relatively level street with only a gradual slope southwest from its intersection with Woodland Avenue. The street serves at the border between Glen Ridge Borough and Montclair Township with the Freeman Tennis Club lining the east side of the street. The tennis court, for much of the distance of the survey area, is enclosed by evergreen pushes, a shallow lawn and some decidous trees. The street has belgian block curbing, a grassy median, concrete sidewalk and shallow lawns with the front porches, where present, set fairly close to the sidewalk.

Registration and Status Dates:

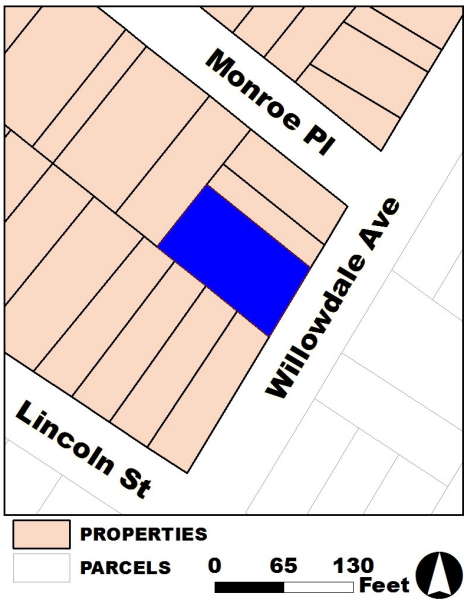
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1486004658

Property Name: 1 WOODLAND AVENUE **Ownership:** Private
Address: 1 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	13

Property Photo:



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

Description:

This property is composed of two distinct buildings on the one lot. The primary building occupies the northwest corner of Maple and Woodland avenues with the main entrance set at the corner. The smaller, second building is set to the southwest on Maple Avenue with its main entrance facing northwest toward Maple Avenue. Based on its architecture, this secondary building appears to have been a carriage house that is currently a mixed use. The front (or primary) building is three-bays wide by four-bays deep with a two-story bay window projection overhanging the corner entrance, which faces north. The foundation is parged masonry. The siding at the first floor is T1-11 plywood siding on the two primary facades. The siding at the remainder of the building is mid-20th-centery fiber cement. The windows are typically one-over-one vinyl sash with flat-stock wood trim with a narrow projecting sill. The roof is a low slope set behind a parapet on its two primary facades. The parapet is a slightly projecting pent roof with a molded cornice along the top and entablature below composed of dentils at the transition with the overhang and diamond-patterned raised panels set equal distance apart. Molded brackets serve as bookends to the pent roof. There are three vinyl sashes at the basement along the Woodland Avenue elevation. At the first floor is a typical sash in the south bay and a pair of typical sashes separated by a narrow mullion in the north bay. At the first and second floors are typical sashes in each of the three bays. At the corner, the entrance to a business is accessed by brick steps with limestone treads and metal railings. The door is set under a canvas overhang. The transom is covered by a business sign and the door is flush panel metal with a five-light sidelight on one side. At the first and second floor above the door are typical sash in each side of the three-sided bay projection. The Maple Avenue side has a similar fenestration pattern. At the basement, two of the three basement

opening are fully set in window areaways. The door at the first floor, set in the western-most bay, is a typical flush panel metal accessed by a concrete step with limestone treads. The pattern of windows from east to west is a pair of typical sashes and the two single sashes. The second floor overhangs the first slightly on this side and the fenestration pattern is carried over with one typical sash in each of the bays. A fire escape is located between the third and second floor in the two east bays. The south elevation is red brick with limited fenestration toward the west. The west elevation is clad with typical siding and the fenestration is limited to the south bay aligning with an internal stair.

The former carriage house appears to house a business on the first floor and residences on the second floor. It is two bays wide by one bay deep, and two-stories tall with a narrow stair extension on its east side. The first floor and the east addition is clad with T1-11 siding and narrow wood clapboard siding with corner boards at the second floor. The windows are typically one-over-one vinyl sash; the surround treatment varies. The main building has a shed roof set behind a parapet. The parapet on each side is clad with wood siding where the front parapet is detailed with a shallow projecting cornice with entablature detailed with two swags in each of the outer bays. The east additional has an asymmetrical side-gable roof clad with asphalt with little overhang. A projecting wood cornice with entablature separates the first and second floor levels at the man building. This cornice is supported by four fluted pilasters with the T1-11 siding set between each bay. A wood ramp and stair with landing spans much of the elevation and leads to a flush panel metal door with fanlight off-center of the center bay. Paired typical sash with flat stock trim and narrow mullion flank the door between each pilaster. There is a typical door centered on the east addition. At the second floor, a pair of typical sashes is set in each bay. The window assembly has an architrave with molded cap with a narrow half-round detail at the center aligning with the wide wood mullion separating each sash; the wood has a paneled center and a vertical molding piece. The east elevation is occupied primarily the narrow addition, which is clad with T1-11 siding and has limited fenestration. The west elevation is clad with vinyl and also has limited fenestration. The east side is set very close to the property line.

The Essex County tax records indicate a construct date of 1910; this property is difficult to discern in the city directories due to its location at the corner of Maple Avenue and that a number of properties changed street numbers along both blocks into the late 1930s. Both the main building and carriage building have undergone primarily siding changing and the enclosing or modification of openings at the ground floor level as well as other typical changes, such as at the windows and doors.

Despite the changes noted above, this complex of buildings carries a dominant presence on the corner of Maple and Woodland avenues and it is suspected that either historic fabric or the scarring of the historic fabric remains under the later siding materials. As such, the building would be considered a contributing resource in the historic district.

Setting:

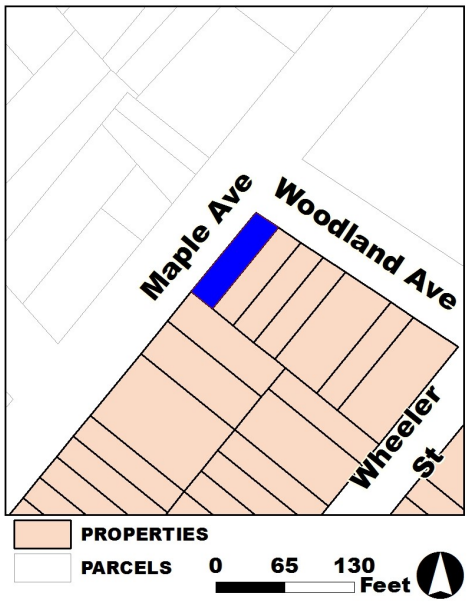
Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian 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:
Wheeler Street 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: Wheeler Street Area

Status: Key Contributing

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

FARM INFORMATION

Property ID: -1486004658

Agriculture Type: **Acreage:**

Period of Agricultural Use: - **Source:**

Physical Condition (overall):

Remaining Historic Fabric:

Description:

Conversion Problem? ☐ ConversionNote:

Date form completed: *6/25/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

Property ID -1486004658

History:

Statement of Significance:

Eligibility for New Jersey and National Registers: ◯Yes ◉No **National Register Criteria:** ☐ A ☐ B ☐ C ☐ D

Level of Significance: ☐Local ☐State ☐National

Justification of Eligibility/Ineligibility:

Total Number of Attachments: 0

List of Element Names:

Narrative Boundary Description:

Date Form Completed: *9/17/2019*

New Jersey Department of Environmental Protection
Historic Preservation Office

PROPERTY REPORT

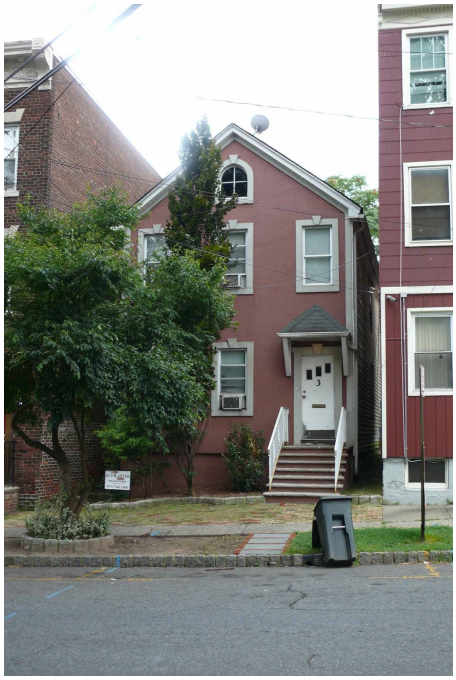
Property ID: 1047766967

Property Name: 3 WOODLAND AVENUE **Ownership:** Private
Address: 3 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	14

Property Photo:



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

Description:

This is a three-bay wide, two-and-one-half story two-family residence that is set on a narrow lot and occupies much of it so the south and north sides are barely visible from the street. The front faces northeast toward Woodland Avenue and the first floor is set several steps above grade. The foundation is parged masonry and the upper levels of the front are clad with stucco including stucco forming the window and door trim and "corner boards". False keystones are detailed at the head of each opening. The sashes are typically one-over-one sash with square-shouldered heads. The roof is a front gable with a shallow boxed eave. At the first two south bays are typical sash. The door, three-light flush wood, is set in the north bay with a hipped roof hood supported by triangular brackets made of a composite material. Parged masonry stairs with limestone tread and metal railings provide access to the door. Three typical windows occupy each of the bays at the second floor. A half-round four-light casement sash with typical trim is set center of the gable. The south and north elevations sides appear to be clad with vinyl siding.

The Essex County tax records indicated a construction date of 1910. The Montclair Times notes a building permit in May 1911 for a Mr. Henry Henderson for a two-family house for a cost of $3,000. It is interesting that the city directory in 1912 notes that Mamie Anderson, an undertaker, both lives and works at this residence along with other families and boarders. The most significant changes to the building, executing in the last twenty years, is the application of stucco on the entire façade obscuring the detailing of either frame or masonry construction below. The other change is replacement of the windows and it appears the roof overhang at the stoop is also replacement

material.

Similar to other buildings in the district where stucco has been used as a later finish materials consideration for status as a contributing resource looks more at the retention of the roofline, fenestration, and position in the streetscape, which have all been retained. As a result, although on the border, the building would be considered a contributing resource in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

National Historic Landmark?: ☐

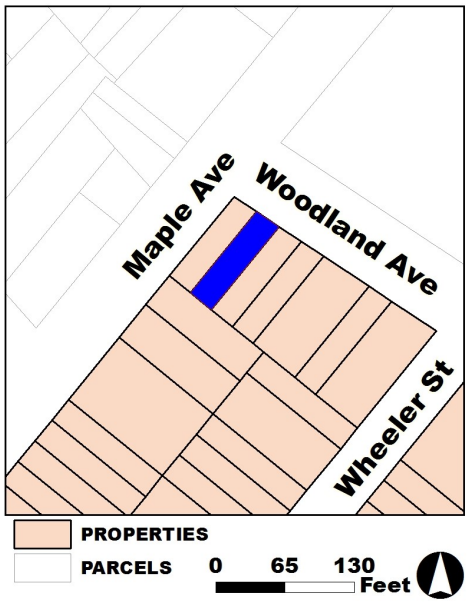
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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

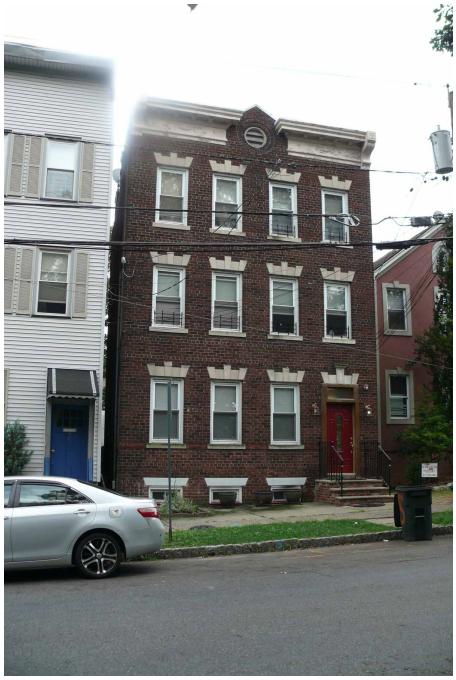
Property ID: 2109924652

Property Name: 5 WOODLAND AVENUE **Ownership:** Private
Address: 5 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	15

Property Photo:



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

Description:

This is a four-bay wide, three-story apartment building that fully occupies its narrow lot and is detailed in the Italianate style. The front faces northeast toward Woodland Avenue. The building is red brick with a partially exposed basement at the front. The windows typically are one-over-one vinyl sash set in square-shouldered openings with flat arches detailed in limestone with a center keystone and flared sides, and projecting limestone sills. The roof is a low-slope set behind a parapet. The parapet is detailed with a broken metal cornice entablature. At the center, where broken, there is a round attic vent with a slight peak above. The cornice projection is supported by shallow molded corbels with a deep entablature with thin molded bands under the corbels and set above the lower edge. Each end of the cornice is finished with a molded bracket. Sliding vinyl sash occupy the three southern-most bays at the basement; each opening has a painted trapezoidal lintel and a shallow window well. The same configuration occurs at the first floor with typical windows in each bay and a brick band course set aligned with the sills. A recessed paneled metal door with one light in a wood surround with transom occupies the north bay. The surround is newer fabric applied to the brick. The door is accessible from a brick stoop with limestone treads and a metal railing. At the upper two floors, a typical window is centered in each bay. The north elevation is partially visible and devoid of fenestration. The south elevation nearly abuts its neighbor.

The Essex County tax records indicated a construction date of 1910 and the first time the building appears in the city directory is in 1912.The evident changes include the replacement of the sashes and a slight reworking of the entrance door to include trim that would not

have bene present historically. Minor changes including painting the lintels at the basement and possibly rebuilding the entrance stoop as the brick is not a good match.

This apartment building retains a high degree of architectural integrity and its presence in the streetscape shows the level of refinement that often was applied to these apartment building in the survey area. Due to this and as a fine example of an apartment building executed in the Italianate style, 5 Woodland Avenue would be a contributing recourse in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

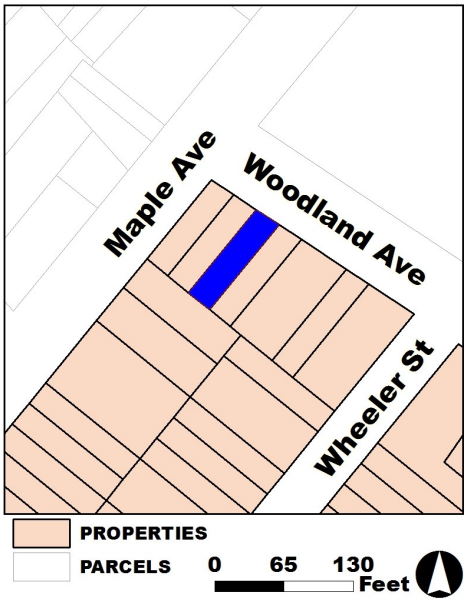
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: -1540894531

Property Name: 7 WOODLAND AVENUE **Ownership:** Private
Address: 7 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	16

Property Photo:



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

Description:

This is a three-bay wide, three-story apartment building that near fully occupies its narrow lot. The front elevation faces northeast toward Woodland Avenue. The foundation is painted brick. The front and south elevations are clad with narrow vinyl siding with corner board treatment where the north side is partially clad with vinyl but the balance, which nearly abuts its neighbor, is red brick. The windows openings are typically square shouldered with one-over-one vinyl sashes with vinyl at the trim and sills. The roof is a low slope set behind a parapet. The parapet at the front has an overhanging cornice supported at each end by bracket, but all of the features are clad with vinyl obscuring any potential detail hidden underneath. The basement is partially exposed and has two vinyl sashes in the south and center bay. The first floor has a similar fenestration pattern with two typical sashes in the southern-most bays. The door occupies the north bay and is a nine-light over two-panel wood door with flat stock wood trim and an aluminum hood. The door is accessed by two concrete steps with wood railings. Typical openings occupy each of the bays at the second and third floors. The south elevation has a mix of regular and shorter sash in each of its three bays and a two-story deck is attached at the rear elevation.

The Essex County tax records indicate a construction date of 1910; however, the property is first indicated in the city directories in 1916. The main changes to the building are the application of vinyl siding and the changing of the windows. The siding may be hiding detailing at the area between the second floor window heads and the cornice since this expanse is unadorned. The positive aspect about the siding is it usually applied over existing finishes so the likelihood of fabric below the siding is high.

As a stacked apartment building along a side-hall, it is one of a number of examples of mid-sized apartment building to address the need for affordable housing in a growing suburb that would appeal to the working class. The building type, its presence in the streetscape and the likelihood of original fabric under the siding are all arguments that 7 Woodland Avenue would be a contributing resource in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

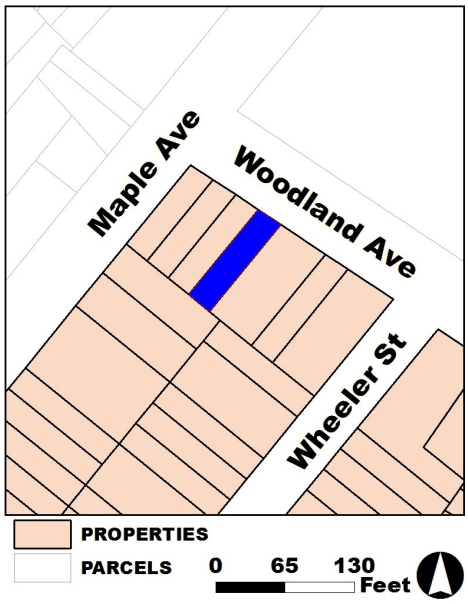
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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

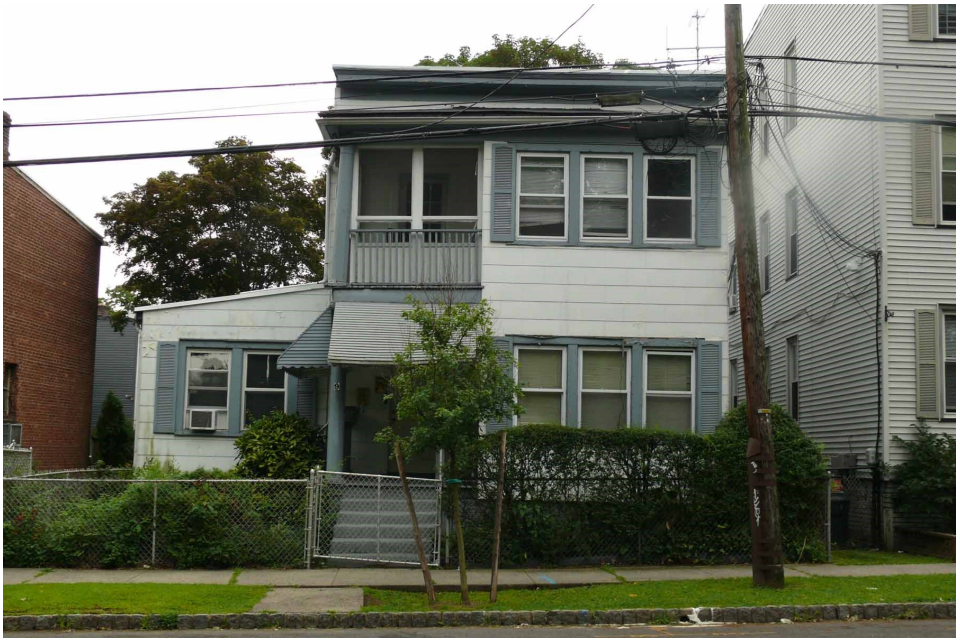
Property ID: -557220038

Property Name: 9 WOODLAND AVENUE **Ownership:** Private
Address: 9 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	17

Property Photo:



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

Description:

This is a two-bay wide by three-bay deep, two-story two-family residence detailed in the Greek Revival style. The main block has a one-story south wing (constructed after 1986) set flush with the main block at the front. The front faces northeast toward Woodland Avenue and the first floor is set several steps above grade. The front and south sides of the property are enclosed by a chain link fence enclosing a shallow lawn on both sides. The foundation is parged masonry. The building is mostly clad with mid-20th-century fiber-cement siding with a wavy edge; however, the body of the building is red brick as it is unfinished at the south side. The window openings are typically square-shouldered with one-over-one vinyl sashes with flat stock trim and a shallow hood mold. The roof on the main building is a low slope set behind a shallow parapet. The parapet is detailed at the front with a shallow molded cornice with shallow plain entablature and at the side with a plain wood board. The roof of the wing is a shed roof sloped to the south. The main feature of the front is the two-story partially enclosed porch that has a shallow hip roof. The south corner at both the first and second floor are open porches with Doric columns at their outside corners and wood railings with top and bottom rail with square balusters set at their open sides. An aluminum awning is set just under the deck at the second floor on the east and south sides. Painted concrete steps lead to the deck and the door, a flush panel metal door, is centered in the south bay of the main building. Set behind the railings at the second story deck is a vinyl screen enclosure obscuring the fenestration off the deck. At each of the first and second floors in the north bay are three grouped typical sashes with wood mullion between and a shared shallow projecting wood sill. The one-story south wing has a pair of typical sashes centered on it. The south elevation at the main block is devoid of openings. At the one-story wing, there are three larger openings and one small

placed along it. The north side has mix of larger and small hung and awning sashes in typically detailed openings at the first and second floors.

The Essex County tax records indicate a construction date of 1920 and the city directories appear to confirm this. The primary change to the building is the south one-story extension that expanded living space for the first floor. The other changes include the application of siding and the replacement of the windows. Because the siding presents an unifying appearance at the porch, it is unclear if the porch was originally partially enclosed or if this is a later alteration.

The one-story addition set to the south of the main building does not visually detract from the core structure, which is distinguished by the detailing of the porch. The mid-20th-century siding does not detract from the detailing at the cornice or the porch. The building is a contributing resource in the historic district as a common two-family house with a stacked plan at its core and treated with classical revival detailing.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

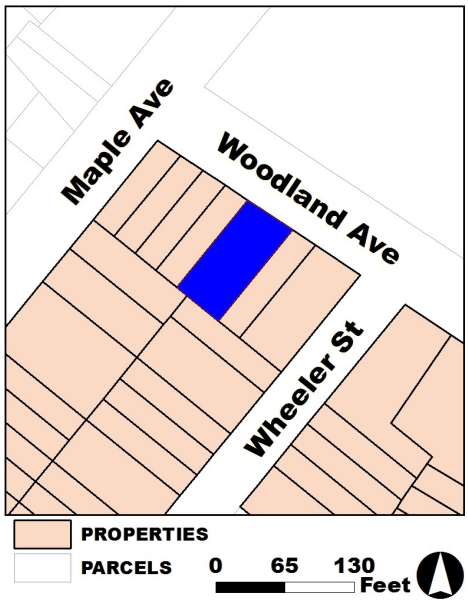
National Historic Landmark?: ☐

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:
Wheeler Street 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: Wheeler Street 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: 1580824883

Property Name: 13 WOODLAND AVENUE **Ownership:** Private
Address: 13 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	18

Property Photo:



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

Description:

This is a two-uneven-bay wide by four-bay deep, two-story two-family residence. The front faces northeast toward Woodland Avenue and the first floor is set a few steps above grade. The foundation is parged masonry. The front elevation is detailed with a brownish-buff brick where the sides are red brick. The windows are typically one-over-one vinyl sash set in square-shouldered openings with a flat arch of soldier-course brick; the side elevations have square-shouldered openings with concealed metal lintels and the same sashes. The roof is a low slope set behind a parapet, which is stepped with a peak at the center and capped by limestone. Set below the peaked area is a brick in-set panel. The main feature of the front façade is a full-width porch with steep hip roof supported by three square columns with molded capitals and plain plinths. The columns sit on brick piers and the deck and framing are wood. A railing with top and bottom rail span between each column except at the south bay where the stair is located. The stairs are wood with a simple wood railing on both sides. The door, set in the south bay, is fifteen light wood in a plain wood frame. Three grouped typical windows separated by wide wood mullions are set in the north bay. There is a similar pattern of fenestration at the second floor with a typical window in the south bay and three grouped openings in the north bay. Set several courses above the window head is a band course of soldier-coursed brick. The south elevation has fenestration from the basement to second floor including a door set between the basement and first floor level. There is limited fenestration on the north elevation.

The Essex County tax records indicate a construction date of 1925 and the city directories appear to confirm this. The deck, railing and

stairs at the porch have been rebuilt but appear to follow the historic configuration as evidenced by similar porches in the survey area of the same time period. The windows have been changes.

The two-family residence is a fine example of a small brick residence with a stacked plan typical for the survey area and would be a contributing resource in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

National Historic Landmark?: ☐

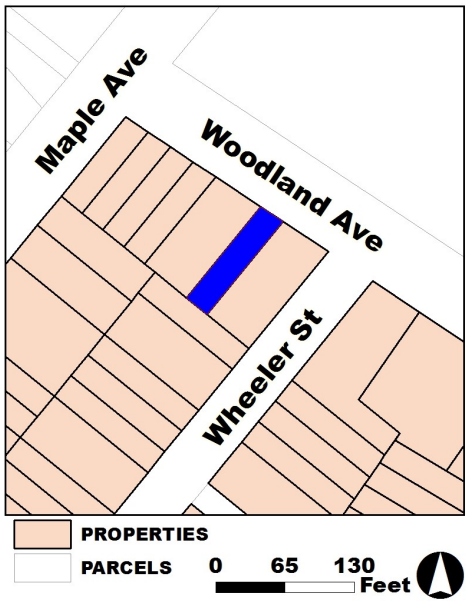
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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: -1061281800

Property Name: 15-17 WOODLAND AVENUE **Ownership:** Private
Address: 15-17 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4106	19

Property Photo:



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

Description:

This is a three-bay wide by four-bay deep, two-story apartment building that occupies the corner of Woodland Avenue and Wheeler Street. The front elevation faces northeast toward Woodland Avenue and the first floor is set several steps above grade. The foundation and main body of the building are finished with red brick with brick and limestone detailing on the south and east elevations. The north and west elevations have a parged foundation and lighter red brick lacking detail as found on the primary elevations. The windows, one-over-one vinyl sashes, are typically set in square-shouldered masonry openings with flat-arches detailed with two brick courses (one header and one soldier) and square limestone inset panels in each corner. Between these limestone blocks and the bluestone projecting sills (at the jambs) are stacked bricks in the same pattern as the head. The roof is a low slope set behind a stepped brick parapet capped by limestone copings. Set below the parapet and above the windows at the second floor is a band course of four brick courses (three solder and one header with the two, center soldier brick slightly recessed from the outer courses). The entrance door is set in the center bay on the east elevation. Brick stairs with limestone treads approached from the north and south are set parallel with the sidewalk and set behind a low concrete block wall with limestone coping. The door is a flush panel metal with a similar surround as the window opening but with three limestone blocks aligned with header and soldier-coursed brick at the head and jambs. In the south and north bays at the basement are three grouped two-light wood sashes set in a square-shouldered masonry opening with concealed metal lintels. At the first floor, each outer bay has three grouped typical sashes in a typical masonry opening. A slightly projecting soldier-course of brick set below the sill serves as a band course. This pattern, except at the band course, is carried to the second floor with a pair of typical sash and masonry

opening over the door. On the south elevation, there are four single wood sashes, similar to the front, in each bay at the basement. The first and second floors are similarly detailed as the front and as each other with the following pattern of windows from east to west: one typical sash; grouped three windows in a single masonry opening; one small and one typical sized opening set apart; and one typical sash. The west elevation has a series of doors and window openings at the first and second floors with a two-story open porch with shed roof occupying much of the elevation. The rear area of the lot is occupied by parking accessed from Wheeler Street. The north elevation has the same window pattern as the south elevation but with plain masonry openings.

The Essex County tax records indicate a construction date of 1925 and the city directories appear to confirm this. The main changes to the building are the reworking of the stairs on the east side but this change is minor and typical for the survey area. The rear deck has been repaired and portions rebuilt since original construction. The windows have been changed to vinyl sashes.

The building is a smaller example of a mid-sized apartment building with stacked plans along a central corridor as evidenced by the repetitive nature of the fenestration and the location of the main entrance door. The detailing in brick and limestone is simple by elegant and the architecture works with its corner location effectively by carrying over the detailing on the main façade to the south street façade. This building would be a contributing resource in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

National Historic Landmark?: ☐

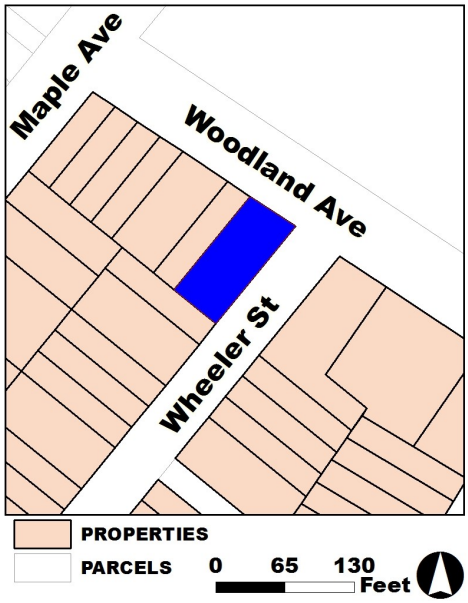
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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

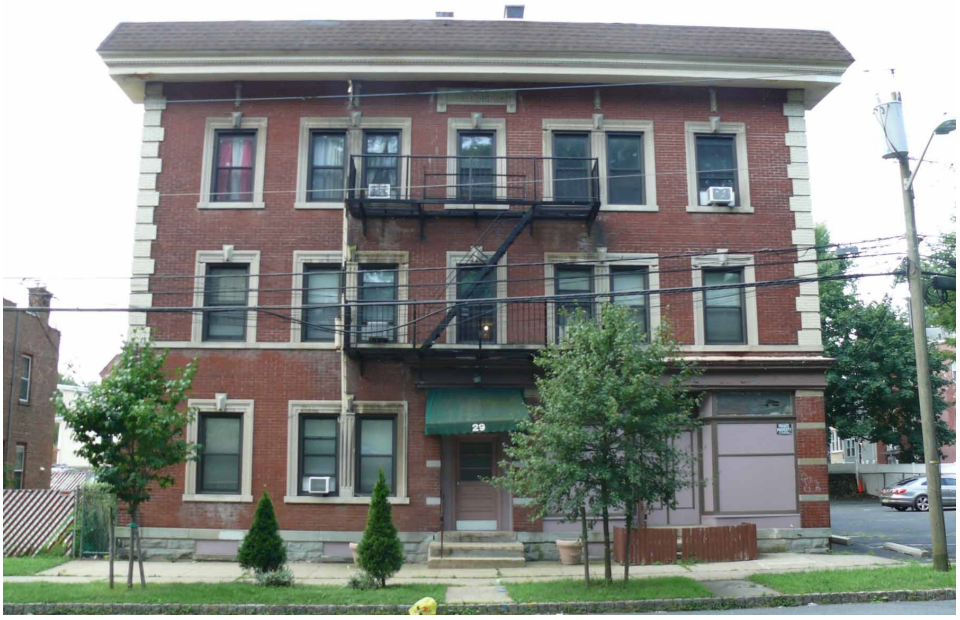
Property ID: 1724762562

Property Name: 27-29 WOODLAND AVENUE **Ownership:** Private
Address: 27-29 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	21
ESSEX	Montclair township			4105	20

Property Photo:



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

Description:

This is a five-bay wide by five-bay deep, three-story apartment building. The building is named, “Lucianos Bdg” with the date of 1912 set in a limestone band in the center bay just under the pent roof overhang noted below. The front faces northeast toward Woodland Avenue and the first floor is set only a few steps above grade. There is a large parking area to the north of the building. The foundation is painted rusticated stone with a limestone water table. The brick is a smooth red brick with buff brick and limestone detailing at the front and a lighter red brick at the remaining sides. The windows are typically one-over-one clad sash set in a square-shouldered opening. The masonry openings are typically treated with a molded limestone trim with keystone and projecting limestone sills. The roof is a low slope set behind a parapet. The wood cornice at the parapet at the front projects approximately two feet and supports a pent roof clad with asphalt shingles; this assembly turns the corner on both sides approximately two feet. The basement is partially exposed on the first floor and includes two infilled openings in the two south bays. The first floor’s floor to ceiling is set taller than the upper two stories and based on the architecture and historical research, the two north bays originally served as an entrance to a grocery. The outer edges of the building are detailed with red brick quoins that turn the corner slightly at the first floor and buff brick from the second floor to the underside of the parapet overhang. The quoins are separated between the first and second floor by a limestone band course that also serves as the sills for the windows at the second floor. The entrance to the apartments occupies the center bay and is accessed by three concrete steps to a shallow stoop with a metal railing on one side. Over the door is a canvas awning. The door, set in a wide paneled door

surround with infilled transom, is three-light over three horizontal panels. The south bay at the first floor has a typical window where the south center bay has a pair of openings separated by a limestone mullion with fluting; this mullion detailing is typical at paired openings. The north bay is occupied by a former storefront composed of a wood bulkhead, centered recessed door opening, and glass openings in a wood frame with stained-glass transoms. The sides to the door are slightly splayed. The doors, also painted, are a pair of tall one-light with stained glass transom. All of the windows and doors except three of the transoms are painted to obscure the openings. The upper two stories are similarly detailed. Single openings in the south, center and north bays and paired openings in the south-center and north-center bays. A metal fire escape spans from the inner window opening of each, the south-center and north-center bays at the second and third floors. There is a regular pattern of windows in segmental arched openings on both the south and north elevations from first through third floor with a three-story wood porch with shed roof set along the rear elevation. Two brick chimneys are set along the parapet on the south side.

Constructed in 1912, the apartment building, one of the larger apartment buildings in the survey area, also contained a small grocery on the ground floor in the north bay. Based on the historical record, the grocery was owned by Luigi Caruso and the directories showed that he sold meats and vegetables until at least the mid-1950s. The only significant changes to the building appear to be the changing of the windows, the partial enclosing of the grocery entrance and reworking a few openings on the north side at the grocery.

The Luciano Building, one of the largest apartment buildings in the survey area, retains much of its classical detailing and hierarchy as expressed in the articulation of the masonry from ground floor to the upper levels. As such, it is a fine example of its type and would be a key contributing resource in the historic district.

Setting:

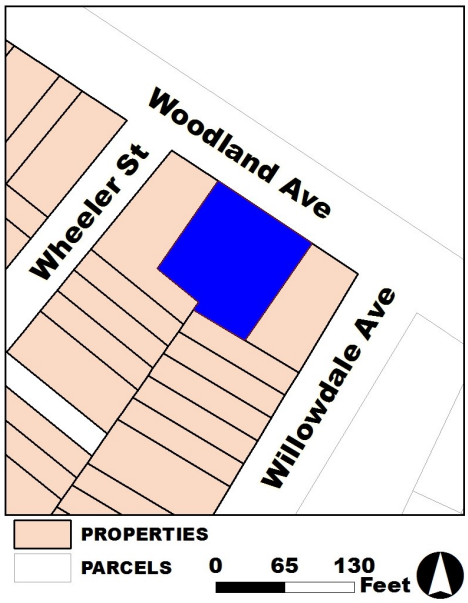
Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian 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	
Gary Sachau	Montclair Twp. Historic Sites Inventory	1981	
Sanborn Map Company, Inc.	Fire Insurance Maps of Montclair	1986	

Additional Information:

Wheeler Street 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: Wheeler Street 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: 468763419

Property Name: 33 WOODLAND AVENUE **Ownership:** Private
Address: 33 WOODLAND AVENUE **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
ESSEX	Montclair township			4105	22

Property Photo:



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

Description:

This is a three-bay wide by six-bay deep two-story mixed-use building with a truncated southeast corner that houses the Montclair Women's Community Circle. The building occupies the southeast corner of Woodland and Willowdale Avenue with what appears to be the primary entrance to the ground floor located at the truncated corner but with the main entrance to the ground floor now occupying the Woodland Avenue elevation, which faces northeast. The first floor is set only a step above grade. The street-facing sides are finished with a deep purplish-red brick where the remaining sides are red brick. The brick is laid primarily in a running bond at all elevations but there is a lot of detailing in the brick at the street-facing sides using stacked, soldier-course, and basket weave patterns. The windows are a mix of six-over-one wood-hung sash and vinyl one-over-one sash. Each are set in square-shouldered masonry openings with different lintel detailing. A band course of basket-weave brick set flush with a slight corbelled cornice above delineates the first from the second floor and also serves as the head of the openings at the first floor. At each outer corner above this band course are stacked brick. The roof is a low slope set behind a stepped brick parapet with limestone copings. Set at the roof level is a basket-weave brick pattern serving as a band course. The two outer bays at the first floor on the east elevation were once store fronts as the brick is infill and the sills remain. In each are a pair of one-over-one vinyl sash separated by a narrow vinyl mullion. The door opening has a wood frame with an infilled transom and the door is flush panel metal with a fanlight. At the second floor, centered in each bay is a typical sash with a flat arch detailed with soldier-coursed brick and limestone sills. The truncated corner has a center door opening with a stained-glass transom and a pair of wood doors. Above this is a pair of 15-light wood doors with infilled transom above and a semi-Juliet balcony composed of a

limestone deck supported by limestone brackets with a decorative metal railing. The east bay on the south elevation is also infilled brick but without fenestration. The center bays at the first floor also lack fenestration. A flush wood door with transom and two typical sashes occupy the west end at the first floor. In each of the six bays at the second floor are typical sashes with brick lintels and limestone sills. The fenestration at north elevation consists of one to two sashes in each opening at most first and second floor bays. The openings are square shouldered with concealed metal lintels. The west elevation is limited to one window in each of the outer bays at the first and second floor and a door at grade level set approximately center of the elevation. The lot is shallow at the rear and enclosed by a chain link fence with a stucco-finished pier demarking the southwest corner.

The Essex County tax records indicate a construction date of 1924; however, the property is listed in the city directories as early as 1920 (the property is indicated as 35 Woodland until about 1930). The most significant change to this mixed-use building is the enclosing of the larger first floor openings that may have been configured similar to the store fronts and the changing of some of the windows and doors to modern materials.

The building retains a high degree of architectural integrity as a simply-adorned mixed-use building in the survey area. The use of primarily brick in various patterns to articulate cornices, band courses, window surrounds, etc. presents an elegant and unifying façade. The articulation of the corner add prominence to its location along the block. The building would be a contributing resource in the historic district.

Setting:

Woodland Avenue is a sixty-five-foot-wide two-way street that runs from its intersection with Maple Avenue to the northeast and runs southwest into neighboring Glen Ridge Borough. To the east is Glenfield Park, an Essex County Park containing open lawn, field buildings, play areas and playground equipment behind a low iron fence. The buildings along Woodland on the west side of the street are mainly a mix of small and mid-size apartment buildings set close to the sidewalk with little, if any, lawn at front as well as a few open lots containing surface parking. Between the sidewalk and street, on both sides, there is a median with a mix of deciduous trees. The curbing is Belgian block.

Registration and Status Dates:

National Historic Landmark?: ☐

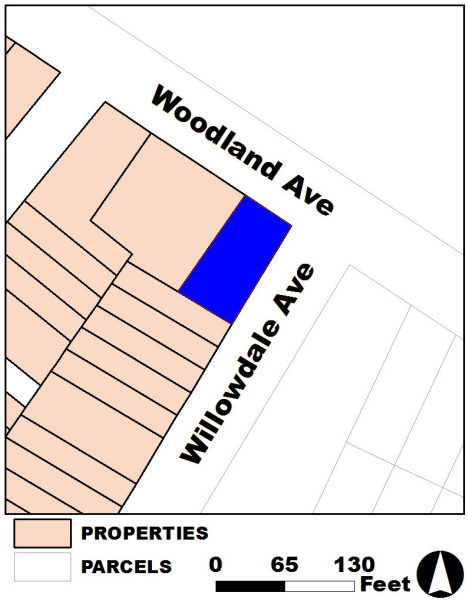
National Register:	**SHPO Opinion:**
New Jersey Register:	**Local Designation:**
Determination of Eligibility:	**Other Designation:**
Certification of Eligibility:	**Other Designation Date:**

☐ **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:
Wheeler Street 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: Wheeler Street 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*

APPENDICES

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

APPENDICES

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.