



Montclair
Historic
Preservation
Commission

C. H. HUESTIS HOUSE 4 DURYEA ROAD

NOMINATION REPORT



**Prepared by:
The Township of Montclair
Historic Preservation Commission
205 Claremont Avenue
Montclair, NJ 07042**

May 2006

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This report has been prepared in accordance with **Montclair Code Section 347-135B(1)**.

347-135B(1):Nomination Proposals. The party proposing for designation under this section shall prepare and submit to the Commission a nomination report for each proposed property, site or district. For individual landmark designations, the report shall include one or more photographs, the tax lot and block number of the property as designated on the Official Tax Map of the township and a physical description and statement of significance and proposed utilization of the site.

**The Township of Montclair
Historic Preservation Commission**

Edward Lippincott, Chair, Class B Member
Ira Smith, Vice Chair, Class A Member
Susan Brady, Class A Member
Edward Lippincott, Class B Member
Denis Orloff, Class A Member
Jonathan Perlstein, Class A Member
Kathleen McDonough, Class C Member
Frank Rubacky, Alternate #1, Class C Member
Andrew F. Hageman, Alternate #2, Class C Member
Jonathan Mellon, Commission Secretary

I. Executive Summary

The Township of Montclair Historic Preservation Commission was created by ordinance in June of 1994. The Historic Preservation Commission is charged with accomplishing the protection, enhancement and perpetuation of especially noteworthy examples or elements of the township's environment in order to:

- Safeguard the heritage of Montclair by preserving resources which reflect elements of its cultural, social, and architectural history
- Encourage the continued use of historic and/or noteworthy buildings or structures
- Foster civic pride in the history and architecture of the Township
- Promote the economic welfare of the township through the preservation of historic sites and landscapes
- Enhance the visual and aesthetic character, diversity continuity and interest in the township and its neighborhoods
- Discourage the unnecessary demolition or other destruction of historic resources
- Encourage beautification and private investment in the township
- Promote the economic welfare of the township through the preservation of its historic sites and landscapes

II. History of the Site



Built for Charles H. Huestis, a New York stockbroker, this ostentatious residence was described as a "...beautiful villa..." and, "...one of the attractive features of Upper Montclair" by Henry Whittemore in his book, The History of Montclair Township. Huestis decided to build in Montclair after he concluded that the climate had cured his case of malaria in 1886. He subsequently purchased thirteen acres and, with his neighbors, opened up Lorraine Avenue, after which he erected this magnificent home in 1888. After being occupied by the Dutcher Family (1920's-1930's), it passed into the hands of the McMillians (1930's), at which time a doctor's office was incorporated into the eastern portion of the structure.

III. Physical Description



The two and a half story house was built in 1888 in the Shingle style, and is currently located on a 35,300 square foot lot. Three picturesque chimneys penetrate the roof surface. Three dormers, two of which are crowned by modified hipped roofs, punctuate the south slope of the roof. A cylindrical turret, capped by a conical roof, dominates the left end of the principal elevation. Recessed balconies are present in the upper portion of the structure (central dormer and east elevation gable). A piazza, the roof of which is carried by reduced columns, spans this elevation (the central enclosure shields a tripartite entrance which consists of windows flanked by round-arch doors). Tripartite windows, which are surrounded by elliptical-arch, leaded-glass transoms, flank the prominent entrance. The cut-away corner at the right end is pierced by a round-arched window. The exterior is finished in wood shingles with a rubble stone foundation, and an asbestos shingle roof; although a thorough inspection of the building has not been undertaken the house appears to be in relatively good condition and has managed to retain a high level of its historic fabric.

IV. Statement of Significance



The C. H. Huestis House is the earliest and most distinguished example of Shingle style architecture in the Township of Montclair. The massing and simplification of design along with the absence of ornate detail establish the mode of the building. The undulating east wall, recessed upper floor porch, and shingle covered brackets below the pedimented window hood on the south roof are typical of this organic style. Only the

conical roof of the corner turret and the massive stone base are reminiscent of the earlier Queen Anne mode.

V. Proposed Utilization



The C. H. Huestis House was built for use as a single family residence, and is currently located in the R-1 One Family Zone. The proposed utilization of the house as a single family residence would allow for the site to retain its historic character.

VI. BIBLIOGRAPHY

1. Robinson, E. Atlas of Essex County. E. Robinson, 1890.
2. Sachau, Gary. "Individual Structure Survey: Site #0713195." Preservation Montclair, 1981.
3. Whittemore, Henry. The History of Montclair Township. The Suburban Publishing Company, New York, 1894.

APPENDIX A: PHOTOGRAPHS



Image 1
(on
BASE
form)



Image 1s
(on
STRUCTURE
form)



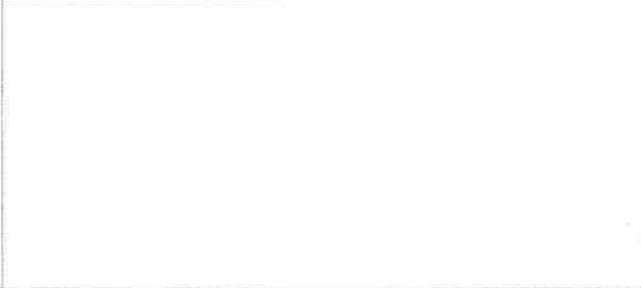
Image 4

Elevation: North

Image ID: 0713195 - 4.jpg

Notes: 8/2005

Image 1a (archive photo)



Elevation:

Image ID:

Notes:



Image 2

Elevation: South

Image ID: 0713195 - 2.jpg

Notes: 8/2005



Image 5

Elevation: North

Image ID: 0713195 - 5.jpg

Notes: 8/2005

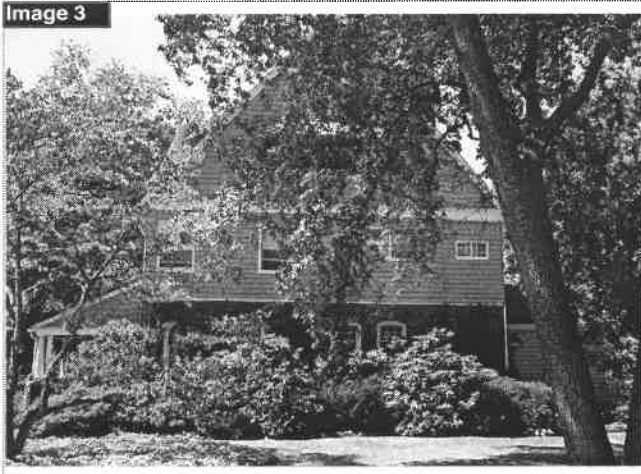


Image 3

Elevation: East

Image ID: 0713195 - 3.jpg

Notes: 8/2005



Image 6

Elevation: East

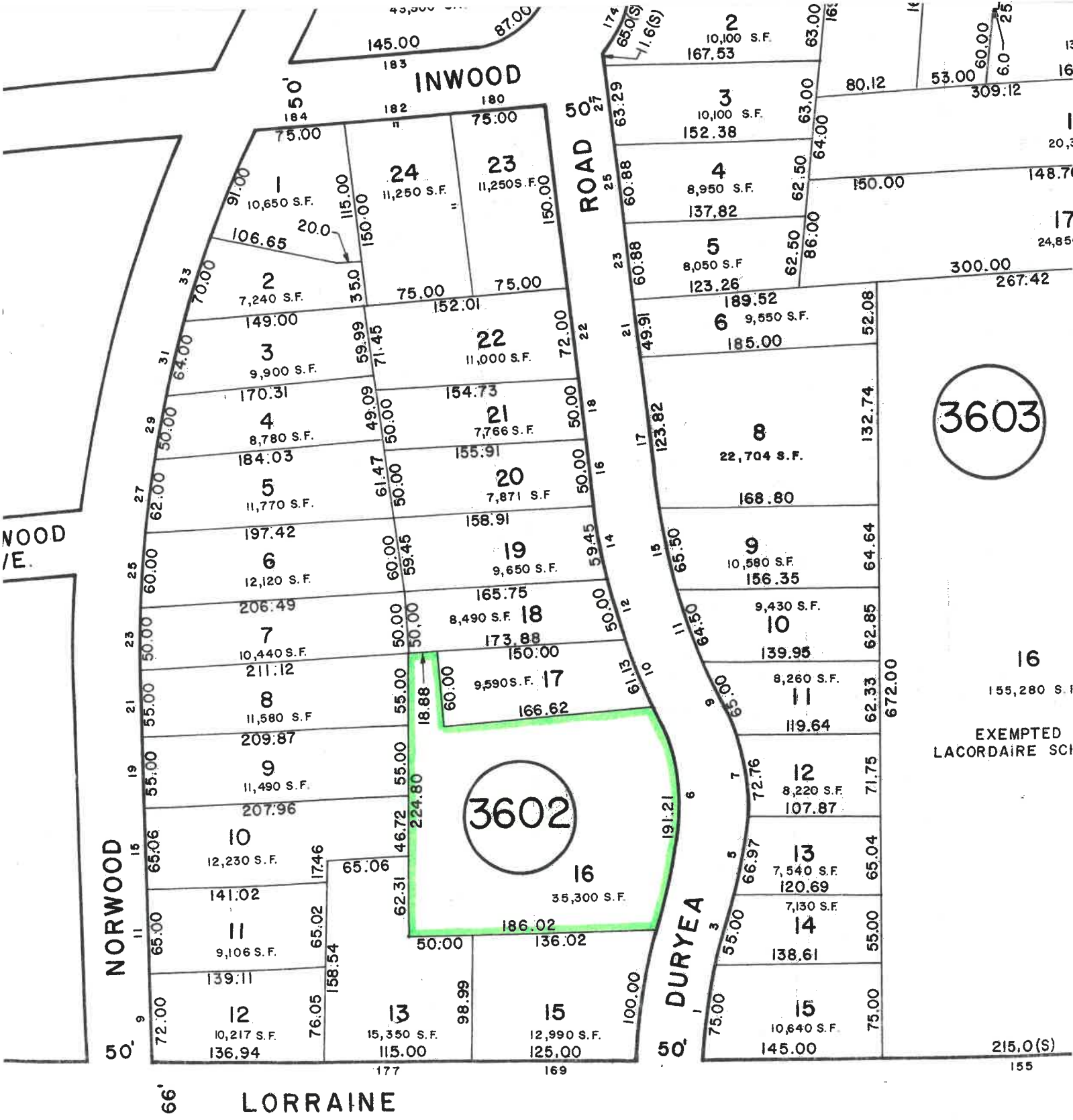
Image ID: 0713195 - 6.jpg

Notes: 8/2005



APPENDIX B: TAX MAP

C. H. HUESTIS HOUSE
4 DURYEYEA ROAD
BLOCK 3602
LOT 16



3603

3602

16
155,280 S.F.
EXEMPTED
LACORDAIRE SCH

F-054
30

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION
INDIVIDUAL STRUCTURE SURVEY FORM

0713 19 5

HISTORIC SITES INVENTORY NO.

HISTORIC NAME: C. H. Huestis House
LOCATION: 4 Duryea Rd.

COMMON NAME: Meriney House
BLOCK/LOT 3602/16; 12-F/43

MUNICIPALITY: Montclair
USGS QUAD: Orange

COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

OWNER/ADDRESS: Meriney, David K. & Ellen B.
See above

DESCRIPTION: South Elevation

Construction Date: 1888

Source of Date: Tax Assessor

Architect:

Builder:

Style: Shingle

Form/Plan Type: Irregular

Number of Stories: 2½

Foundation: Rubble Stone (Granite)

Exterior Wall Fabric: Rubble Stone (Granite); Wood Shingles (undulating- east elevation; polygonal members - second story)

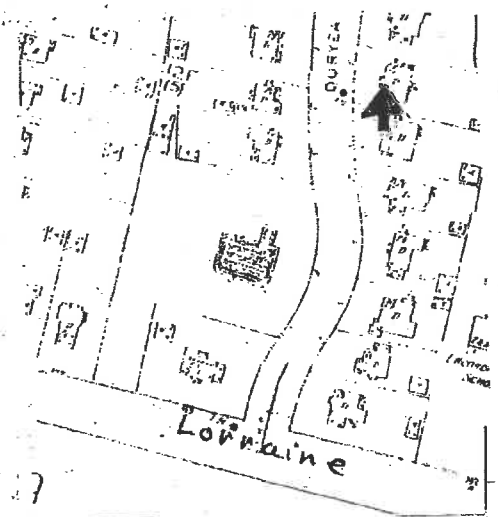
Fenestration: 8 bays, entrance at center; D.H. windows predominate (variety of light configurations)

Roof/Chimneys: Gable Roof w/Asphalt Shingles; three interior chimneys

Additional Architectural Description: Three Picturesque chimneys penetrate the roof surface; three dormers, two of which are crowned by modified hipped roofs, punctuate the south slope of the roof; a cylindrical turret, capped by a conical roof, dominates the left end of the principal elevation; recessed balconies are present in the upper portion of the structure (central dormer & east elevation gable); exposed rafters extend timidly beyond the wall surface of the primary facade; a piazza; the roof of which is carried by reduced columns, spans this elevation (the central enclosure shields a tripartite entrance which consists of a window flanked by round-arch doors); tripartite windows, which are surmounted by elliptical-arch, leaded-glass transoms, flank the prominent entrance; the cut-away corner at the right end is pierced by a round-arch window.

PHOTO Negative File No. R88, 32

Map (Indicate North)



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES, 109 WEST STATE STREET, TRENTON, NEW JERSEY 08625 (609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size - 35,300 sq. ft.

Residence - east end of property, near Duryea Rd.; secondary structure - northwest corner.

Less than one acre.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
 Open Space Woodland Residential Agricultural Village
 Industrial Downtown Commercial Highway Commercial Other

This is the earliest and most distinguished example of Shingle style architecture in Upper Montclair. The massing and simplification of design along with the absence of ornate detail establish the mode of the building. The undulating east wall and recessed upper floor porch; the shingle covered brackets below the pedimented window hood on the south roof are also typical of this organic style. Only the conical roof of the corner turret and the massive stone base are reminiscent of the earlier Queen Anne mode.

SIGNIFICANCE:

Built for Charles H. Huestis, a New York stockbroker, this magnificent residence was described as a "...beautiful villa..." and, "...one of the attractive features of Upper Montclair" by Henry Whittemore in his book, The History of Montclair Township. Huestis decided to build in Montclair after he concluded that the climate had cured his case of malaria (1886). He subsequently purchased thirteen acres from Joseph Lux who had opened up Lorraine Avenue. In 1887 work began on this house for Huestis. After being occupied by the Dutcher family (1920's - 1930's), it passed into the hands of the McMillans (1930's), at which time a doctor's office was incorporated into the eastern portion of the structure.

Accounts of the Huestis's purchase of the Lux property and the building of this house were frequently seen in the Montclair Times of the day. (10-16-86, 3-26-87, 10-15-87). Just after the residence was completed it was the scene of a fundraiser for St. James

(see "Comments")

ORIGINAL USE: Residence

PRESENT USE: Residence/

PHYSICAL CONDITION: Excellent Good Fair Poor Professional

REGISTER ELIGIBILITY: Yes Possible No Part of District

THREATS TO SITE: Roads Development Zoning Deterioration
 No Threat Other

COMMENTS:

Church where a phonograph from Thomas Edison was the chief attraction. (Montclair Times 9-29-88)

(For Significance of the architecture see above under title "Surrounding Environment").

REFERENCES:

Robinson, E. Atlas of Essex County. New York: E. Robinson, 1890.

Whittemore, Henry. The History of Montclair Township; 1894.

For the opening up of Lorraine Ave., see Montclair Times: 10-23-86 & 12-18-86.

RECORDED BY: Gary Sachau

DATE: 8/25/81

ORGANIZATION: Preservation Montclair

Revised by Maynett Breithaupt, Preservation Montclair, 1-31-84.

(0713-195)
4 Duryea Road

