

NOMINATION REPORT

**Montclair Women's Club
82 Union Street**

**BLOCK 2108
LOT 4**



2013 View looking SW on Union Street

**Prepared By:
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The Township of Montclair Planning Department
Mayor and Township Council
205 Claremont Avenue
Montclair, NJ 07042**

August 2015

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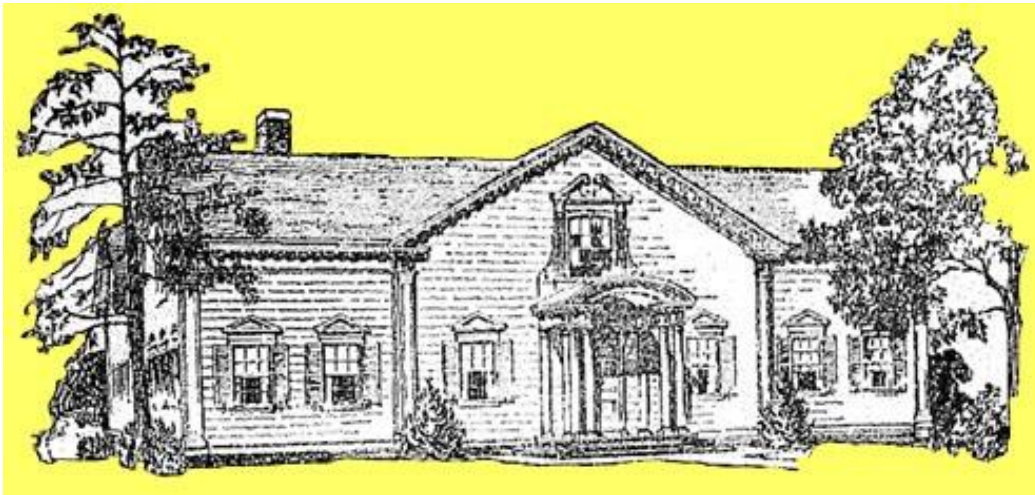
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This report has been prepared in accordance with **Montclair Code Section 347-135B(1)**.

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.



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:

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

As per **Montclair Code Section 347-135A**, criteria for designation, "the Commission shall consider as worthy of designation those buildings, structures, objects, sites and districts that have integrity of location, design, setting, materials, workmanship, feeling and association and that meet one or more of the following criteria:

- (1) Are associated with events that have made a significant contribution to the broad patterns of our history.
- (2) Are associated with the lives of persons significant in our past.
- (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.
- (4) Have yielded or may be likely to yield information important to prehistory or history.
- (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."

II. History of the Site, Physical Description, Statement of Significance

In 1915, twenty-three Montclair Women met in the Parlor of the YMCA to organize a club “to develop individual efficiency, stimulate interest in current affairs, and encourage co-operation in all lines of progress.” Mrs. Jessie Ropes was elected first president and insisted the group join the New Jersey Federation of Women’s Clubs (NJSFWC), which is part of the General Federation of Women's Clubs (GFWC). One month later, the group had grown to 162 members.

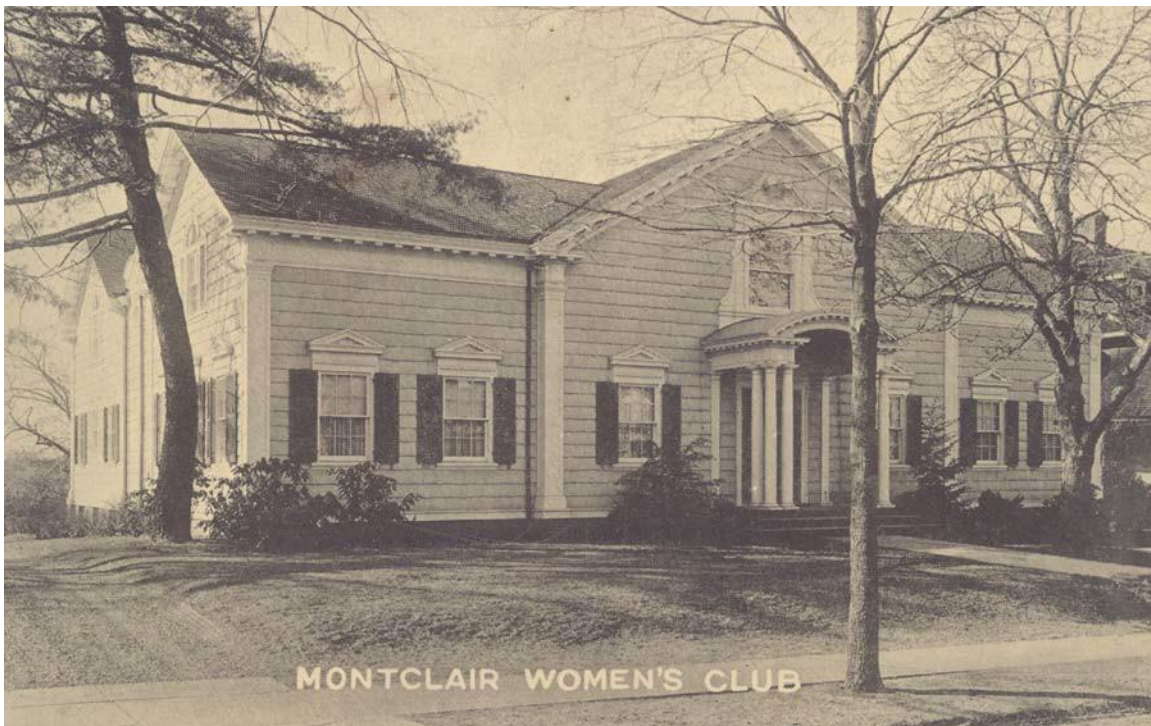
It took 14 years before the current clubhouse was opened in 1929. Many important community events have taken place there through the years. Through the NJSFWC , founding members donated to the soldiers of WWI and current members continue the altruism by sending Christmas Stockings to the troops in Iraq and Afghanistan.

In April, 2010 the Montclair Women’s Club celebrated 95 years of fellowship and service to the community. The organization is proud of its heritage and strives to live up to the vision of its founders through their slogan, “Following in their Footsteps.”

Historic Narrative courtesy of the Montclair Women’s Club.

MISSION STATEMENT:

The Montclair Women’s Club Inc. which is non-sectarian and non-partisan, is organized exclusively to develop individual responsibility, community focus, educational and current affairs, and for charitable purposes.



Historic Postcard (*courtesy Montclair Public Library*)

HISTORY OF WOMEN'S CLUBS

Women's roles in volunteer organizations throughout the last quarter of the 19th century through the early twentieth century were pivotal in bringing about many of the social and political reforms of the Progressive movement. The formation of Women's Clubs around the country, and throughout New Jersey, not only provided women a "safe haven" outside the home to develop their role as social reformer, but also created a comfortable atmosphere for self-improvement. The rampant industrialization of America from the mid-to-late nineteenth century enabled a middle-class woman to cultivate her designated role as the moral and domestic compass in the home and in her own community. This is a significant chapter of women's history, and the recognition of important New Jersey historic sites associated with this aspect of women's history is key to creating a greater understanding of the role of women in New Jersey's history.

During the 1890-1940 period of significance as outlined in the, "Clubhouses of New Jersey Women's Clubs" book, the accomplishments of local New Jersey women's clubs were as impressive as in their breadth as in their depth and the Montclair Women's Club is no exception. Club life offered women a "hive" of activity related to intellectual stimulation, social interaction and civic engagement at a time when there were few other options for these opportunities outside the home. The Montclair Women's Club was one of the most successful examples of the type in the state with a growing membership of 1,200 by the Depression Era, having funded, built and occupied a brand new building by 1929 which they owned clear of any debts.



ARCHITECT WALTER LESLIE WALKER

W. Leslie Walker*(d. 1937) --Francis, p. 79 -- N.Y.T. 10/17/37 II p. 9.

Montclair Work:

Montclair Women's Club, 82 Union Street

Unitarian Church (67 Church Street)

190 Gates Avenue (Residence)

97 Warren Place (Residence)

W. LESLIE WALKER

Architect Started His Career In Boston Thirty Years Ago

W. Leslie Walker, an architect of New York and Montclair, N. J., died on Wednesday at Lake Placid, N. Y. Mr. Walker, who had offices at 103 Park Avenue, was responsible for the design and development of the town of Coatesville, Pa., for the Midland Steel Company.

Born in Holliston, Mass., he began his career with the Boston firm of Cabot, Everett & Mead. He was later associated with Grosvenor Atterbury of New York and with the firm of George B. Post. He had been an architect for the last thirty years.

The New York Times

Published: October 17, 1937

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MONTCLAIR WOMEN'S CLUB
82 UNION STREET
MONTCLAIR, NJ 07042
973-744-9552

Rental Regulations

1. Only that part of the building specifically mentioned in the contract is to be used.
 - A. The auditorium includes: foyer(except the club's office room) and the balcony.
 - B. The kitchen includes: refrigerator, stove and coffee urn.
 - C. No china, glass, silver, utensils, pots or the dishwasher which are the property of the Montclair Women's Club are to be used.
2. The Montclair Women's Club is not responsible for any properties left at the clubhouse. All properties of the lessee must be removed from the premises immediately.
3. Lessee must follow cancelation policy as stated in the contract.
4. To avoid inconvenience for you and your caterer, please be clear with your setup time. The usual time is 1 hour for setup, time for the event, and 1 hour for cleanup. Caterer must furnish glasses, tablecloths, dish towels, detergent, ash trays and heavy duty trash bags. Town guide lines regarding separation for recycling of bottles and cans must be followed.
5. All city ordinances and rules of the Board of Health and Police and Fire Departments of Montclair regarding public assemblies must be strictly complied by the lessee.
6. The number of people and/or the number of tickets sold for the use of the Montclair Women's Club must not exceed the capacity of the club. The capacity is as follows: people-125, card tables-30, auditorium style chairs-175.
7. Music and dancing must stop no later than 11:00 pm. (Montclair Town Ordinance). The Club must be cleared by 11:30pm. **No exceptions!** Use of piano is restricted.
8. The Montclair Women's Club is not responsible for any admissions or tax charged and has advised the Collector of Revenue to that effect.
9. It is understood and agreed between the Montclair Women's Club and the lessee that such insurance of the club will not afford insurance to the employees of the lessee under the Workman's Compensation laws of the State of New Jersey.
10. No beer kegs are allowed on the premises.
11. The custodial fee per hour is to be paid directly to him/her at the end of the event, including overtime.
12. No tacks, pins or nails on tables or walls. Only removable painters tape on walls or woodwork. All decorations must be fireproof.

MONTCLAIR WOMEN'S CLUB
82 UNION STREET
MONTCLAIR, NJ 07042
973-744-9552

Current Fees for Renting the Montclair Women's Club

Basic Weekend Evening Rental: 5:00 - 11:30 pm- which includes set-up & clean-up time

Weekends

Friday	\$700.00
Saturday	\$900.00
Sundays, available after 2pm	\$900.00

January and February - Seasonal Discount

Friday	\$650.00
Saturday and Sunday	\$800.00

Monday - Thursday year round\$100.00 per hour

Additional Time\$100.00 per hour

Security Deposit\$350.00

Security Deposit will be refunded two weeks after event.

Payment schedule and more details are on the Contract.

Custodian's Fee\$15.00 per hour

Montclair Women's Club Members receive a 20% discount.

Cancellations should be made one month in advance or deposit will be forfeited.

Prices are as of April 2013 and subject to change.

MONTCLAIR WOMEN'S CLUB
Rental Contract as of April 30, 2013
82 UNION STREET, MONTCLAIR, NJ 07042

Susan (rental person) 973-715-7780 Sam (custodian) 973-332-7531

Event Dates: Contract Date:

Permission is granted to

Address City

Phone..... Email.....

To use the auditorium & kitchen of The Montclair Women's Club for the sum of

Plus a security deposit of for a total of

Between the hours ofand.....*(these times includes setup & cleanup time)*

for the purpose of..... and for (# of people).

The above person/organization assumes all responsibility for the preservation of order in the Clubhouse, and damage or loss incurred by Lessee or their guests at any time, Liability for any damage or loss of Club property, and for the strict observance of all regulations of the Club listed on the following page of this contract. The above must be aware of these regulations before signing this contract. The Women's Club rental person and any member of the Committee shall have access to all parts of the building at all times.

A refundable security deposit of \$350.00 shall be paid to the club with signed contract to hold your date(s). It will be returned to you two weeks after the event providing that there is no damage to the club's property, no overtime, or exceeding the number of planned guests. Also, you must give at least one month of advance notification if cancelling, or deposit will be forfeited.

Security Amount.....Check #.....Date.....

1/2 of the rent amount is due within 10 days after the contract is signed to hold the date. If this is not paid on time, contract will be voided and the allotted time will be available to another party.

Amount due.....Check #.....Date.....

The balance is due two weeks prior to rental date which is..... If the event is canceled after this date, the first half of the rental fee will not be refunded.

Amount due.....Check #.....Date.....

The custodian's hourly fee is to be paid directly to him/her at the time of service at the rate of \$15.00 per hour.

I have read the contract and the regulations and understand all the specifications.

Lessee

MWC Rentals

Please make checks or money order payable to the Montclair Women's Club, **(No cash please)**, and mail to:

Montclair Women's Club
82 Union Street, Montclair, NJ 07042

The Montclair Women's Club
82 Union Street
Montclair, NJ 07042
973-7449552

Directions to The Montclair Women's Club

From Garden State Parkway (N or S)

Garden State Parkway to Exit #151 Watchung Avenue

Take Watchung Avenue north towards Montclair-proceed 1.2 miles

Turn left on Grove Street- proceed 1.5 miles

Grove Street becomes Elm Street as it crosses Bloomfield Avenue- proceed 0.1 mile

Turn right onto Union Street- proceed 0.3 mile

The Montclair Women's club is on the left

Parking is available on the street or behind the clubhouse

From Route 280 (E or W)

Route 280 to Exit 8B - Prospect Avenue/Cedar Grove

Proceed north towards Cedar Grove approximately 2.5 miles

Turn right onto Bloomfield Avenue-proceed 1.1 miles

Turn right onto South Fullerton Avenue-proceed 0.3 mile

Turn right onto Union Street-proceed 0.1 mile

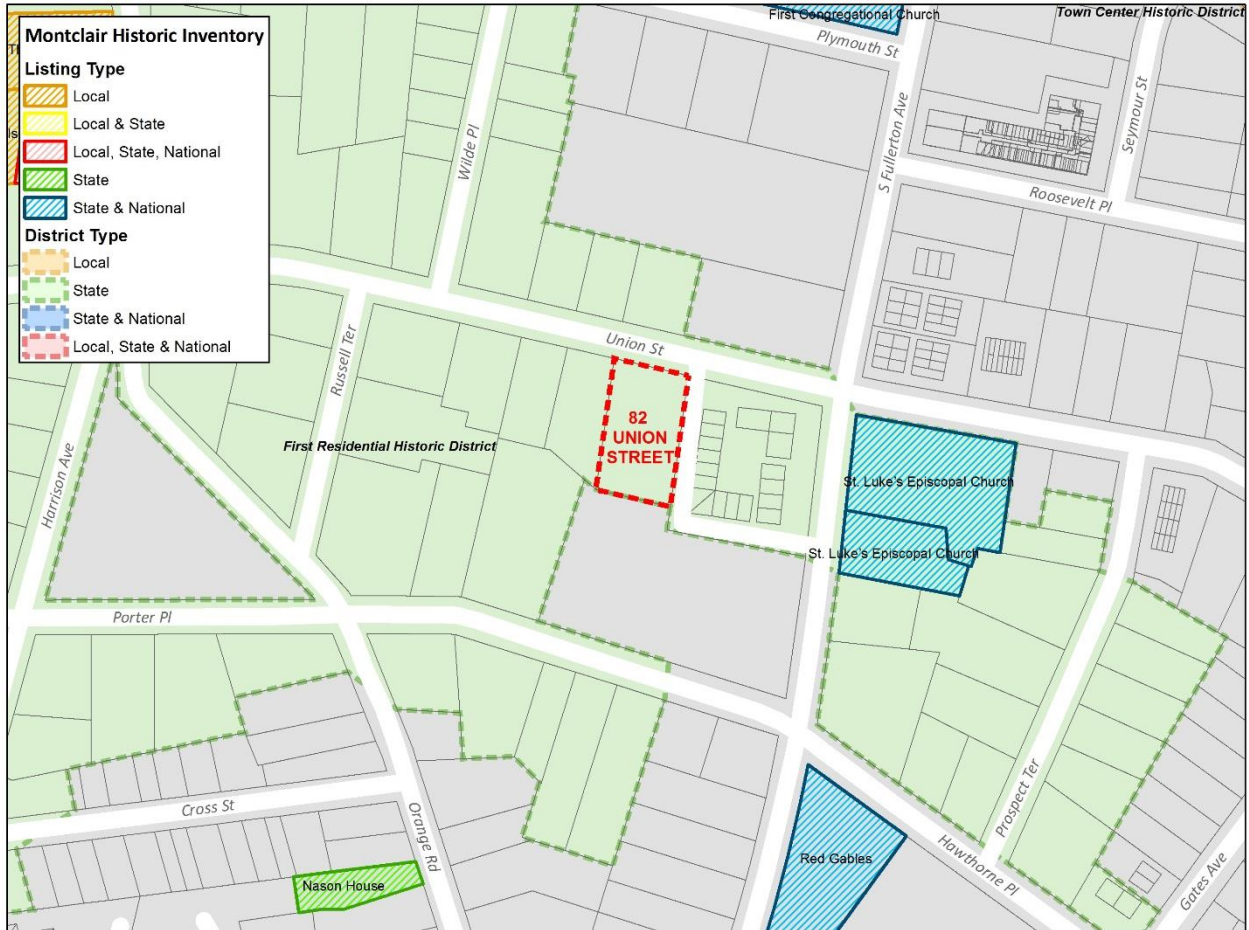
The Montclair Women's club is on the left

Parking is available on the street or behind the clubhouse

Appendix A: Tax Assessment

<input type="button" value="New Search"/>							
Block:	2108	Prop Loc:	82 UNION STREET	Owner:	MONTCLAIR WOMENS CLUB	Square Ft:	8048
Lot:	4	District:	0713 MONTCLAIR	Street:	82 UNION STREET	Year Built:	1928
Qual:		Class:	15D	City State:	MONTCLAIR, N.J. 07042	Style:	
Additional Information							
Prior Block:		Acct Num:		Add Lots:		EPL Code:	21 12 643
Prior Lot:		Mtg Acct:		Land Desc:	120X210	Statute:	54:4-3.6
Prior Qual:		Bank Code:	0	Bldg Desc:	1.5SF	Initial:	110172 Further: 110114
Updated:	11/24/14	Tax Codes:		Class4Cd:	0	Desc:	CLUB HOUSE
Zone:	R1	Map Page:		Acreage:	0.5785	Taxes:	0.00 / 0.00
Sale Information							
Sale Date:	00/00/00	Book:		Page:		Price:	0 NU#: 0
Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
TAX-LIST-HISTORY							
Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class		
2015	MONTCLAIR WOMENS CLUB 82 UNION STREET MONTCLAIR, N.J. 07042	282400 936600 1219000	0	1219000	15D		
2014	MONTCLAIR WOMENS CLUB 82 UNION STREET MONTCLAIR, N.J. 07042	282400 936600 1219000	0	1219000	15D		
2013	MONTCLAIR WOMENS CLUB 82 UNION STREET MONTCLAIR, N.J. 07042	282400 936600 1219000	0	1219000	15D		
2012	MONTCLAIR WOMENS CLUB 82 UNION STREET MONTCLAIR, N.J. 07042	282400 936600 1219000	0	1219000	15D		

Appendix B: Map of Property



Appendix C: Architectural Survey

DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF PARKS AND FORESTRY
OFFICE OF HISTORIC PRESERVATION, 109 WEST STATE STREET, TRENTON, NEW JERSEY 08625

(609) 292-2023

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 6 6 8
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: LOCATION: 82 Union St. MUNICIPALITY: Montclair USGS QUAD: Orange OWNER/ADDRESS: Montclair's Women's Club See above	COMMON NAME: The Montclair Women's Club BLOCK/LOT: 2108/4; 47-C/24 COUNTY: Essex UTM REFERENCES: Zone/Northing/Easting
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DESCRIPTION

Construction Date: 1928 Architect: W. Leslie Walker Style: Classical Revival/Palladian Elements Number of Stories: 1½ Foundation: Brick Exterior Wall Fabric: Wood shingles Fenestration: 7 bays regularly spaced, D.H. sash 6/6 except for central bay which is 8/8. Roof/Chimneys: Asphalt shingle, cross gable, one brick chimney on south-east gable.	Source of Date: Tax Assessor Builder: Form/Plan Type: Modified T-shape
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Additional Architectural Description:

The central bay has a segmental pediment over one-story porch supported by modillions, and rectilinear Greek-inspired entablature w/ triglyphs.

Second story central bay has lintel in the shape of a swan's neck pediment; other windows have pedimented heads and shutters.

Principle elevation has classical pilasters at the corners.

There are many Palladian-inspired classical details.

PHOTO Negative File # R50, 5



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 130' x 114'

Commands corner site w/ generous sloping lawn on north side & shrubbery. Large semi-circular driveway intrudes on the west side and a straight driveway runs along the south side. A garage w/ diamond-shaped, leaded windows sits in the south-east corner of the lot.

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

SIGNIFICANCE:

The earliest building on this section of Claremont Avenue, this vernacular Italianate Villa defines the south-east corner at the intersection of North Mountain Avenue.

Unique in Montclair, the low scale of the residence makes an interesting contrast to the steep, decorative gables of the Schultz mansion high on the opposite slope of the Avenues.

While the window grouping is interesting & unusual, the small scale Palladian windows seem out of character w/ the rest of the architecture.

The first residents of the house are listed as Edward M. & Carrie Harrison. Mr. Harrison was a New York merchant, who played a large part in the development of public roads in the area.

The house was included in the Montclair State College photographic exhibit, "Villas, Cottages & Country Residences" of 1976.

ORIGINAL USE: Residential
PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other
COMMENTS:

REFERENCES:

Hurlbut & Neuman, Map of the Township of Montclair, 1878.

RECORDED BY: Eleanor M. Price
ORGANIZATION: Preservation Montclair

DATE: 8/20/80

Appendix D: Existing Photos











Historic Painting (hangs in upstairs restroom)



Architect's Original Watercolor circa 1928 (hangs in first floor entrance vestibule)