

INTENSIVE-LEVEL ARCHITECTURAL SURVEY

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

OAKCROFT RESIDENTIAL AREA SUPPLEMENT

FOR

TOWNSHIP OF MONTCLAIR
&
MONTCLAIR HISTORIC PRESERVATION COMMISSION
205 Claremont Avenue
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BY

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Project No. 1915C

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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
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PROJECT FUNDING

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CONDITIONAL STATEMENT

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

EXECUTIVE SUMMARY

Report Title

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

Survey Area

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

Report Production

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

Summary of Results

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

EXECUTIVE SUMMARY

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

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

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INTRODUCTION

Project Overview

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

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

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

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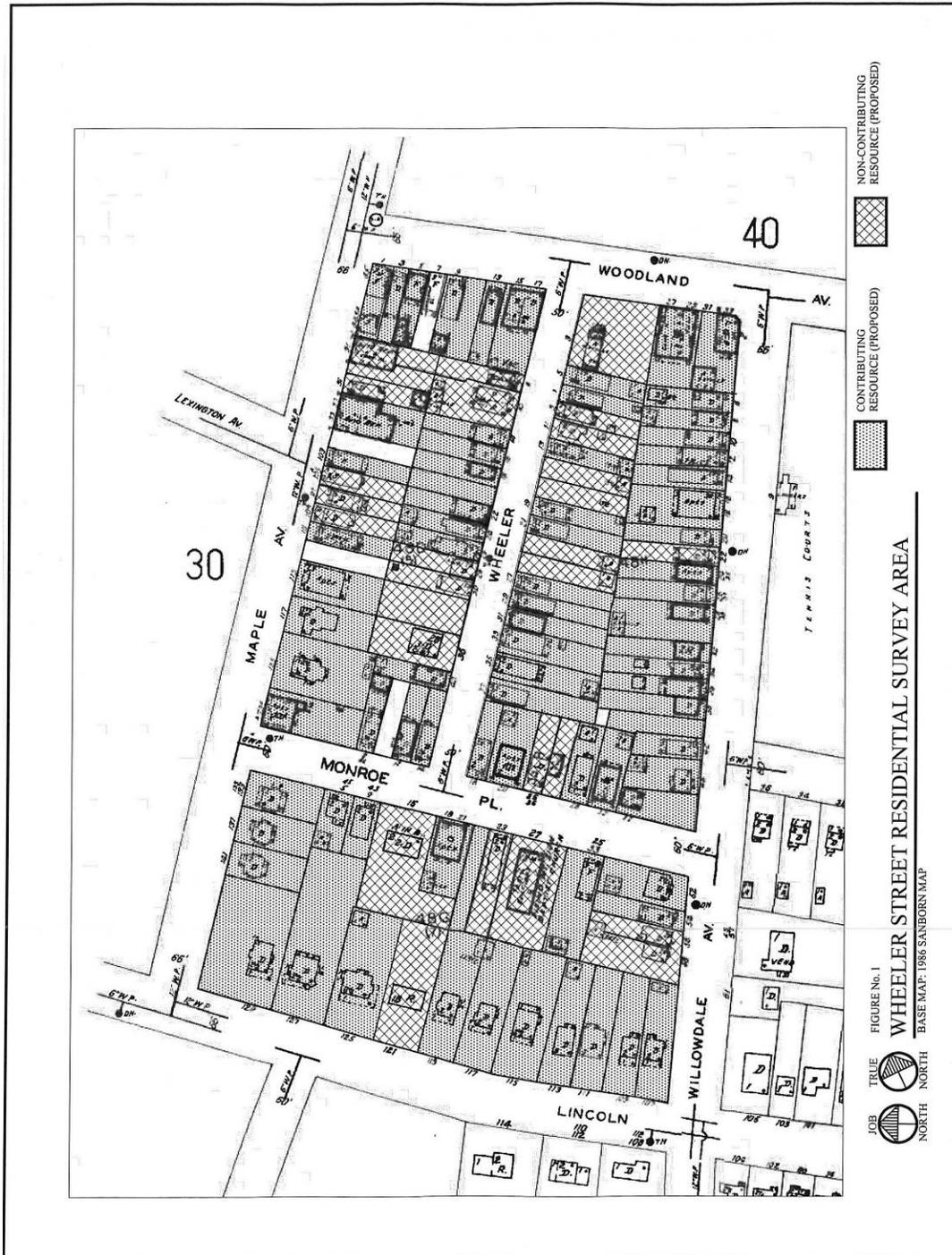


Figure 1
Wheeler Street Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

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Figure 2
Aerial View of the Wheeler Street Residential Survey Area

INTRODUCTION

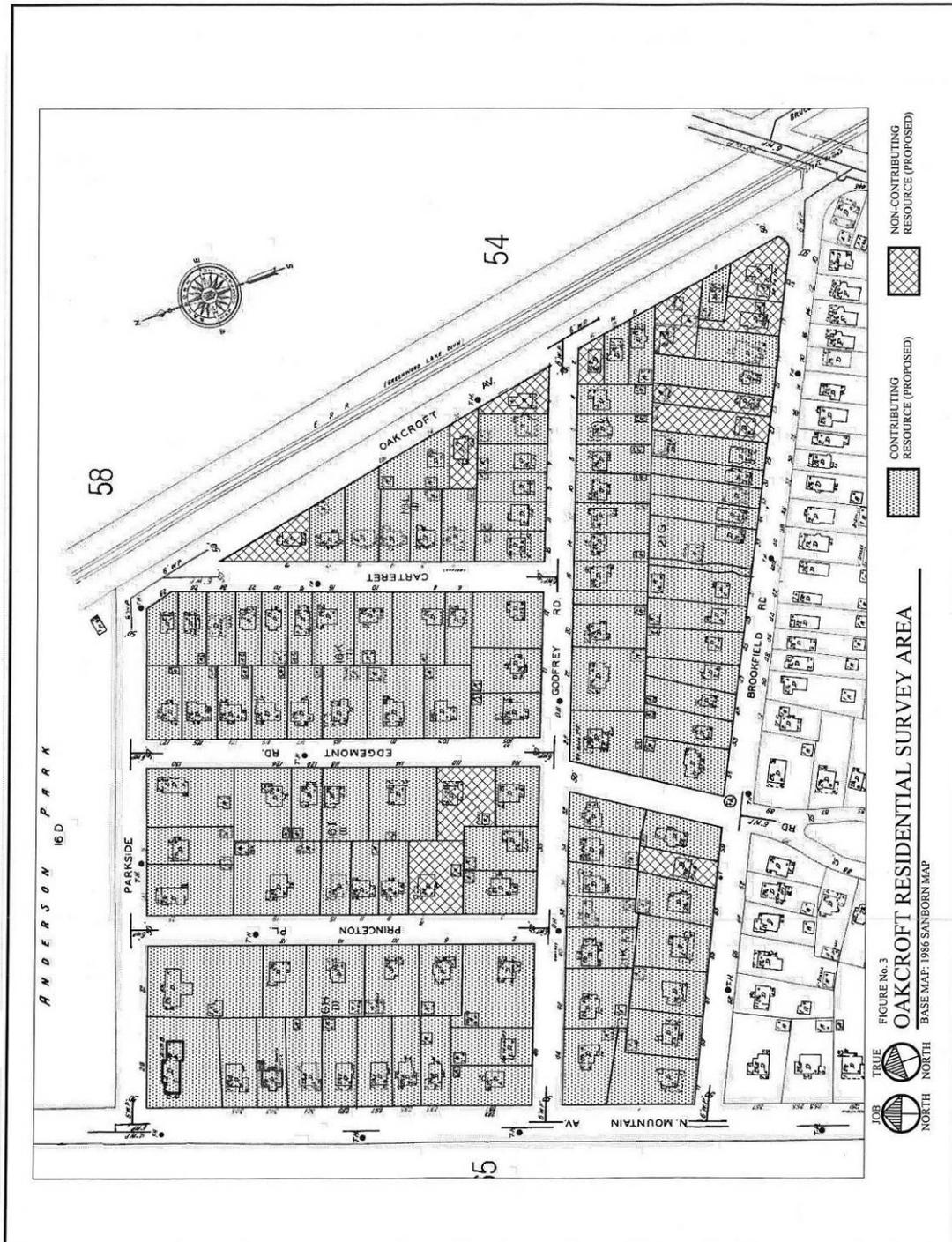


Figure 3
Oakcroft Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

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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

RESEARCH DESIGN

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

Oakcroft Residential Area

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

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

SETTING

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



Figure 5

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

SETTING



Figure 6

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

SETTING



Figure 7

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

SETTING



Figure 8

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



Figure 9

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

SETTING



Figure 10

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

SETTING

Built Environment of the Survey Area

Oakcroft Residential Area

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

HISTORICAL OVERVIEW

Developmental History of Montclair

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

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

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

² Whittemore, 37.

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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 McArey 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.

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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.

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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.

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

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

Development of the Oakcroft Survey Area

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

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

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

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

The Upper Montclair station, constructed at Bellevue Avenue along North Mountain Avenue, sits adjacent to Anderson Park. Anderson Park was created at the urging to Montclair Township by C.W. Anderson, a Montclair resident. The area chosen, from Bellevue Avenue to Watchung Avenue, and from the railroad right-of-way to North Mountain Avenue, was at that time a swampy area as it served as a drainage area for the runoff from the Watchung Mountains into Toney’s Brook. A commission was created by Montclair Township to help develop the park and in their efforts to acquire land for it, ran into opposition from property owners so that the park did not realize the vision of Mr. Anderson in full; that is, the park did not extend to Watchung Avenue. The commission worked with the Olmsted Brothers in the park’s development. Similar to Glenside Park, Anderson Park eventually fell under the auspices of the Essex County Park Commission, which developed a County-wide park system under the design leadership of the Olmsted Brothers in the early-20th century. By the time the park opened in 1905, the area was minimally populated; there were a number of residences constructed along both sides of North Mountain Avenue from the park boundary to Brookfield Road as well as a number of residences along Brookfield Road. According to “Building Oakcroft, A ‘Residential Park’”, (“Building Oakcroft”) prepared by Lisanne Renner for the Friends of Anderson Park, there were plans for development by Marshall C. Kelley, a developer from Michigan, but nothing came to fruition. However, it was Aaron W. Godfrey who had the greatest impact on the property located south of Anderson Park. “Building Oakcroft”, a valuable resource in the study of this area, notes that Godfrey was a dabbler in many industries before settling on real estate development. Godfrey, according to a *Montclair Times* article about his receiving an honorary degree from Princeton University, his alma mater, in 1931, noted he was born and raised in New York City and attended Columbia Preparatory School. After attending Princeton, he spent time in Mexico, worked as a reporter for the Philadelphia Press, as an editor for the Newark Evening News, and as an insurance agent for New York Life Insurance Company before becoming a developer in Montclair. The article touts his love of books and extensive library, and his involvement with Princeton including serving on the Council of Friends of the Princeton Library.¹⁷ For much of the time while developing Oakcroft he was single and typically boarded in town¹⁸. According to the *Montclair Times* article, he married in 1928, had two children and was living in Glen Ridge at the time of the article.¹⁹

¹⁶ “Has Mountain and Lake Charms: Realty Assets of the Great Suburban Region Traversed by the Greenwood Lake Division of the Erie Railroad”, *New-York Tribune* (New York, New York, 4 June 1911), Sun, page. 67.

¹⁷ “A.W. Godfrey Gets Honorary Degree”, *The Montclair Times*, June 20, 1931. 1 and 11.

¹⁸ Various references in the 1910 through 1926 city directories. Available from the Internet: <http://www.digifind-it.com/montclair/Cd.php>. Accessed: numerous dates during research period, 2019.

¹⁹ “A.W. Godfrey Gets Honorary Degree”, 11.

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

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

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

An advertisement published in the *New York Times* in 26 September 1908 reads, in part: “We challenge comparison of any homes of similar price in the entire Metropolitan District with our new cement homes at “Oakcroft”, Upper Montclair, New Jersey. The Gem of all far-famed Orange Mountain Residential settlement.”²⁴ The advertisement notes that it is a 25-acre residential development²⁵, in close proximity to the railroad station; that houses have sewer and the streets are paved; there are concrete sidewalks, curbs and gutters, and finished lawns; and the lots are 50 x 125 feet and larger with lot prices starting at \$500. The description of the houses was as follows:

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

²⁰ “Concrete Houses at Upper Montclair”, *The New York Times*, October 26, 1906, 14.

²¹ “Concrete Houses at Upper Montclair”, 14.

²² “Oakcroft” is Building Up”, *The Montclair Times*, 10 August 1907, (Saturday), 5.

²³ “Oakcroft” to be Opened Up”, *The Montclair Times*, 30 March 1907 (Saturday), 1.

²⁴ Advertisement, *The New York Times*, 26 September 1908. (Posted by Godfrey Land and Building Company, Upper Montclair, NJ)

²⁵ It is unclear why the acreage increased to 25 from the original 18; it may be just an exaggeration to promote the area or they were including a portion of the park.

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

In May 1909, an article in *The Montclair Times*, notes that nine homes were constructed and two were currently for sale and that Charles Jones, a lawyer who practiced in Newark²⁷, was building a new home at 10 Princeton Place, and three new houses were being constructed. In June 1909, there was a quarter-page advertisement in the Real Estate section of *The Montclair Times* for the development noting some of the homes were already purchased by “New York business men who, with their families, will prove desirable and agreeable neighbors, an important item to be considered in the selection of a permanent home.”²⁸ These included, mentioned in the May 1909 article, “Mr. F.A. Dibble, a newspaper broker; John Brandon, banker; John Parrish, real estate broker; Archie H. Loomis, secretary to the President of the Farmers’ Loan and Trust Company; Charles K. Winslow, with the United States Steel Corporation; J.H. Walker Lemkan, also a New York Businessman, and by Miss Agnes Smith.”²⁹ The piece, references the location in relationship to the trolley line as well as the houses’ amenities. To compare the two advertisements, the proximity to the railroad line is emphasized in the New York papers and the trolley line in the local papers. Mr. Godfrey and his company knew the audiences being appealed to in these advertisements.

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

Six of the houses constructed during the heyday of building within “Oakcroft” were designed by one architectural firm, Freeman and Hasselman of New York. They designed 7, 14, 15, 18, and 19 Princeton Place and 124 Edgemont Road in Oakcroft. The January 1910 edition of *American Homes and Gardens* published a summary description of all six of the homes attributed to the firm. The article notes, “While the interior arrangement of all the houses is similar, the architects have designed the exteriors in different forms and styles in order to make each house sufficiently distinctive.”³⁰ (It is interesting to note, one of the homes was referenced as Mr. Godfrey’s residence³¹ but according to the city directories, he appears to have never lived in this development; his offices were located at the corner of Godfrey Road and North Mountain Avenue.) This approach, similar plans with changes to the exterior so one house was distinctive from another, was carried through much of the district. In the advertisements, the houses are described as being of concrete; however, this was limited to the foundations. In actuality, the houses were of “frame construction covered

²⁶ Advertisement, *The New York Times*, 26 September 1908.

²⁷ *Directory of Montclair, Bloomfield, Caldwell, Essex Fells, Glen Ridge and Verona*, (Newark, NJ: The Price and Lee Co., 1910), various.

²⁸ “A House at Picturesque ‘Oakcroft’”, *The Montclair Times*, 26 June 1909, Real Estate Section, Page 2.

²⁹ “Oakcroft”, *The Montclair Times*, 29 May 1909, Sat. Page 1. (Dibble lived at 15 Princeton Place.)

³⁰ Francis Durando Nichols, “Some Eastern Homes Costing from Seven to Eight Thousand Dollars”, *American Homes and Gardens*, Vol. 7, 1910 Jan-Dec., (Jan., 19).

³¹ Nichols, 19-20.

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

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

Based on a review of the building permits combined with the field observations, there are numerous examples of other developers or contractor/builders working in Oakcroft that constructed several of the residences in the survey area. They often used a typical building plan and façade articulation and changed both slightly from one residence to the next. Some properties were set in a row and others were scattered amongst the area. For example, 41, 43, and 45 Brookfield Road, constructed in 1915, were built by F.B. Herman Fayen. Each residence is a simple Colonial Revival residence with either a side gable or side gambrel roof and a simple but different hood over the main entrance that was usually set off-center on the front façade. On the same block, Paul Gowan³⁴ constructed 49 and 53 Brookfield Road in 1913, which are two Craftsman style residences that are fairly identical. One of the more prolific builders that can be seen on several blocks is Thomas Curtis who is listed as carpenter and builder in the 1916 city directory. The permit cards indicate he is responsible for 16 and possibly 20 Carteret Street; 8 and 10 Godfrey Road; and 127 Edgemont Road as well as other property on Edgemont not in the survey area. Based on these examples, his work reflects the Colonial Revival style often with a main two-and-one-half story block with either a one-story or story-story extension or wing. The permits were pulled for most of these houses in 1915 with the one on Edgemont pulled in 1921. Other builders noted in the permit records include A.P. Clark, E.C. O’Neil, J.P. O’Neill, Widmark & Melin, and Peter Boon.³⁵

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

³² Nichols, 18.

³³ “Obituary of Alfred A. Norris”, *The Montclair Times*, 22 May 1915, 1.

³⁴ The spelling is unclear.

³⁵ The spelling of the builders’ names and the street addresses are not always clear or correct in the permit records.

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

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

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

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

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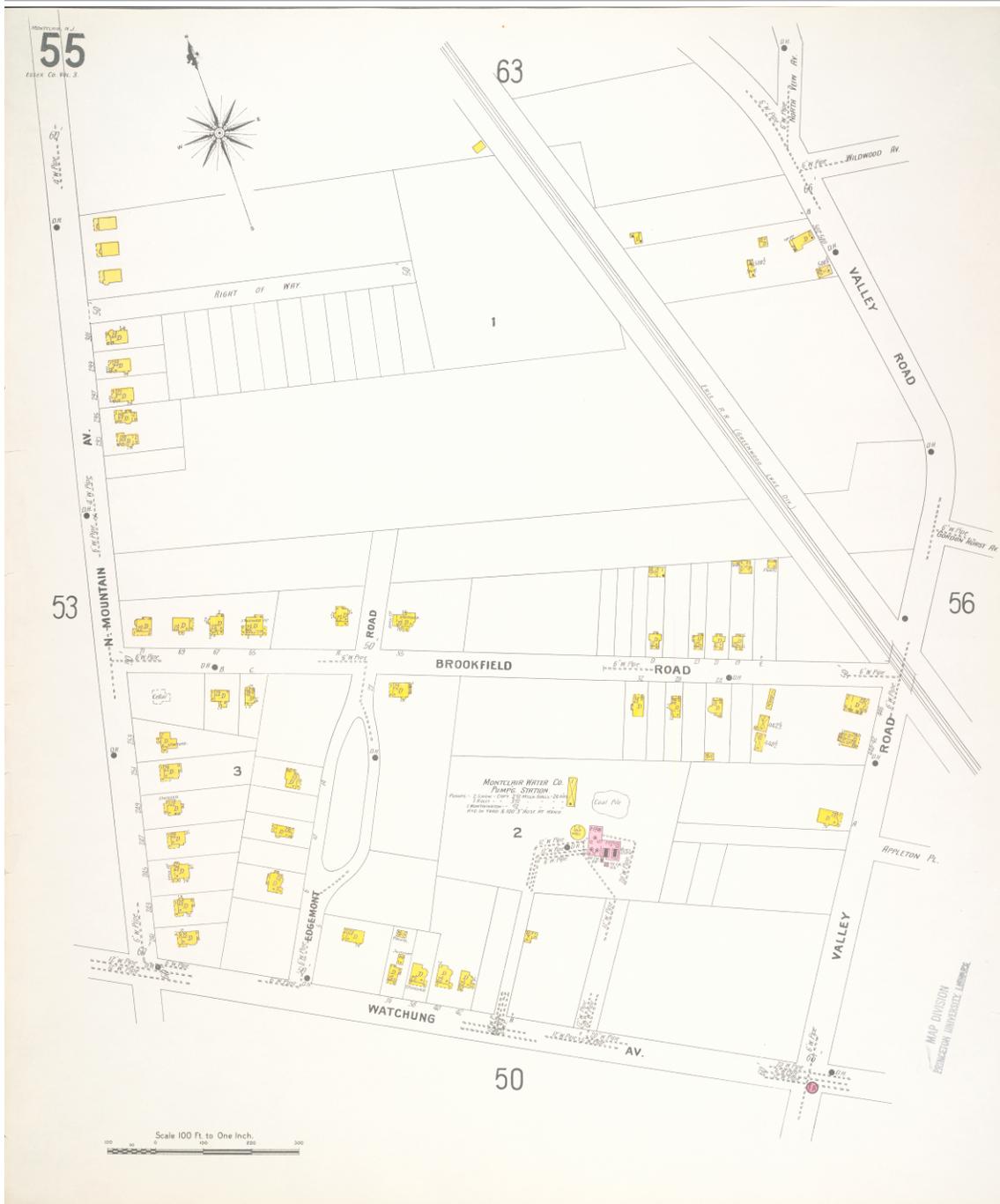


Figure 11

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

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Figure 12

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

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

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



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

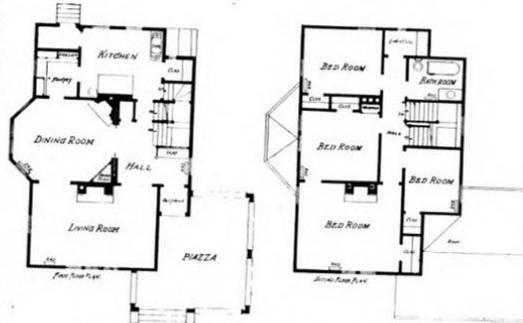


Figure 3—The first and second floor plans of Mr. Lemkau's house



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

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

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

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

Figure 13

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

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AMERICAN HOMES AND GARDENS.

January, 1910

ous small lighted win-
 dows, with which the ex-
 terior walls are pierced.
 The house is of frame
 construction covered with
 metal lath and finished
 with a triple coat of ce-
 ment stucco, tinted a light
 yellow. The trimmings
 are painted brown and
 the roof is covered with
 shingles, stained a red-
 dish-brown. The inter-
 or arrangement of the
 house is similar to the
 plans shown in Figures
 6 and 7, belonging to
 the house shown in Fig-
 ure 9, with the exception
 that there are no bay
 windows at either the
 first or second stories of
 this house. The versa-
 tility of the architect is
 again very well ex-
 pressed, for he has been
 able to design a distinc-
 tive exterior for a sim-
 ilar plan. The halls and liv-
 ing-rooms are trimmed
 with oak, stained and
 finished in a forest-green.
 The fireplace in the liv-
 ing-room is built of buff
 Roman brick with the fac-
 ings rising to the height
 of four feet, at which
 line it is finished with
 a mantel shelf. The walls
 are covered with a two-
 toned brown wall-
 paper, with a large



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

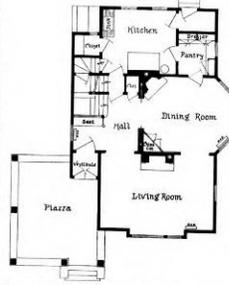


Fig. 6—First floor plan of Mr. Godfrey's house



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

figure covering most
 of the surface space.
 The dining-room is
 trimmed with oak,
 finished in Flemish
 brown. The wall is
 covered with a plain
 yellowish-green pa-
 per, extending to
 the plate rack. The
 wall space above
 the plate rack is
 covered with a red
 and green wall-pa-
 per. The butler's
 pantry and kitchen
 are complete. The
 second floor is also
 trimmed with cy-
 press and painted
 white, with the ex-
 ception of the doors,
 which are finished in a
 forest-green. There
 are four bedrooms and bath-
 room on this, and two
 bedrooms and bath on
 the third floor. The
 bathrooms are tiled and
 are furnished with por-
 celain fixtures and ex-
 posed nickel-plated
 plumbing. The cellar
 contains the laundry,
 fuel room and heating
 apparatus.



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

Figure 14

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

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

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Figure 15

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



Figure 16

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

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Figure 17

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



Figure 18

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

HISTORICAL OVERVIEW



Figure 19

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



Figure 20

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

HISTORICAL OVERVIEW

Architecture of the Survey Areas

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

Oakcroft Residential Area

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

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

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

HISTORICAL OVERVIEW

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

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

DATA SUMMARY

Results

Oakcroft Residential Area

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

DATA SUMMARY

Determining Significance

Oakcroft Residential Area

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

DATA SUMMARY

Table 1. Summary of Survey Data

Oakcroft Residential Area

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

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

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

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

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

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

DATA SUMMARY

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

DATA SUMMARY

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

INTENSIVE-LEVEL SURVEY
WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
OAKCROFT RESIDENTIAL AREA SUPPLEMENT
MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY

DATA SUMMARY

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

RECOMMENDATIONS

Oakcroft Residential Area

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

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

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

Summary

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

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

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APPENDICES

APPENDIX A

SURVEY FORMS

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

APPENDICES

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



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

- | | |
|--|---|
| <p>Principal Architect
August 2005 – Present</p> | 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. |
| <p>Senior Architectural Designer
<i>Connolly & Hickey
Historical Architects</i>
Cranford, New Jersey
August 2003 – August 2005</p> | Reviews applications to the Historic Preservation Commission for compliance to the <i>Standards for Rehabilitation</i> , attends monthly HPC meetings, coordinates with the Planning Dept. on applications, and inspects projects under construction for compliance. |
| <p>Historic Preservation Consultant
<i>Montclair HPC</i>
July 2018 - Present</p> | 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. |
| <p>Designer/Drafter
<i>The Office of Herbert J. Githens Architect
& Planner</i>
Montclair, New Jersey
August 1994 – August 2003</p> | 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. |
| <p>Researcher
<i>Bhavnani & King Architects</i>
New York, New York
May 1994 – August 1994</p> | |

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



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

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

Volunteer

Board Member, Cranford Historic
Preservation Advisory Board

Cranford District Management
Corporation, Board Member

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

Continuing Education

ArcGIS: Introduction Series
Rutgers University
October 2012

Salve Regina University
Newport, Rhode Island
B.A. Cultural and Historic Preservation, magna cum laude

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.



APPENDICES

APPENDIX D

INFORMATION ON MONTCLAIR HISTORIC PRESERVATION COMMISSION

APPENDICES

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.