

Montclair
Historic
Preservation
Commission

TOWN CENTER HISTORIC DISTRICT NOMINATION REPORT

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

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

347-135B(1): Nomination Proposals. The party proposing for designation under this section shall prepare and submit to the Commission a nomination report for each proposed property, site or district. For historic district designations, the report shall include a building-by-building inventory of all properties within the district, photographs of representative properties within the districts, a property map of the district showing boundaries and a physical description and statement of significance of the district.

The Township of Montclair Historic Preservation Commission

Jerry Mosier, Chair, Class C Member
Royal Shepard, Vice Chair, Class B Member
Louise Dunford Brodnitz, AICP, Class A Member
Sabine Eck, Class C Member
Edward Lippincott, Class B Member
Denis Orloff, Class A Member
Ira Smith, Class A Member
Donald B. Sammet, AICP, Commission Secretary

Executive Summary

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

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

Throughout 2001, the Montclair Historic Preservation Commission has been publicizing the idea of creating a Town Center Historic District. This outreach effort began in December of 2000, when Commission Chair Jerry Mosier presented the report, "Historic Preservation in Montclair. The Path to Consensus" to the Township Council. The report summarized the goals of the Commission for 2001 including: Town Center Historic District designation, education of the public regarding what historic preservation can mean for Montclair, the need to fill vacancies on the Commission, and the creation of a modest historic building plaque program. Also in 2001, the Commission has made public presentations to the Montclair Economic Development Corporation, the Montclair Downtown Alliance and to the public before its regular meetings in July, August and September. A public session scheduled on September 13 downtown, was cancelled due to the terrorist attacks throughout the United States. Further outreach was conducted by walking from business to business downtown and explaining the proposal. Signatures of endorsement were also obtained from business and property owners.

The report was prepared in accordance with Montclair Code Section 347-135B(3) which outlines the required contents of any historic district nomination report. The nomination report details the historic significance of our historic central business district and is herein referred to as the "Town Center Historic District." The report also explains certain provisions in the Township of Montclair Historic Preservation Ordinance which states the intent of the Ordinance in regard to the reasoning or justification for the preservation of our historic districts and individual landmarks. The report contains information on the history of the Town Center Historic District, its historical and architectural significance, and descriptions of buildings located therein and other necessary information. The Commission has also included additional information in the report which is not required by ordinance. Namely, a list of frequently asked

questions about historic preservation, copies of flyers and newspaper clippings which publicized the proposal and a copy of the Commission Chair's public presentation outline.

The Historic Preservation Ordinance outlines the steps necessary to officially designate a historic district or individual landmark. They are summarized below.

Procedures for Designation

- (1) The Township Council, the Commission, the Planning Board or 10% of the owners of record of properties in the district can nominate a district for designation as historic.
- (2) The Nomination Report—Any one of the groups listed above can prepare the nomination report, this is the first step in the designation procedure. The nomination report must contain at a minimum:
 - A building-by-building inventory of all properties within the district;
 - Photographs of representative properties in the district;
 - A property map of the district showing boundaries
 - A physical description and statement of significance for the district.
- (3) Moratorium—Once the nomination report is prepared or submitted to the Commission, a resolution must be adopted by the Commission to initiate designation of the district. For a period of 180 days, the Commission must review those changes to exteriors of buildings which require a "Certificate of Appropriateness". In essence, the Commission reviews applications in the same manner as if the district was already officially designated.
- (4) Notice to Property Owners of the Nomination—The Commission must schedule a public hearing on the proposed designation. At least 20 days prior to the hearing, the Commission must deliver notice by personal service or certified mail. The notice must include the following:
 - (a) Notify the owner(s) of record of a property that has been proposed for designation or of property within a district that has been proposed for designation that the property is being considered for such designation and the reasons therefor.
 - (b) Advise the owner(s) of record of the significance and consequences of such designation and of the rights of the owner(s) of record to contest such designation under the provisions of this article.
 - (c) Notify the owner(s) of record of the date, time and location of the hearing concerning the proposed designation of the property.
 - (d) Serve any notices further required under the provisions of the Municipal Land Use Law.
- (5) Public Notice of Hearing—At least 20 days notice must be given by way of a legal advertisement in the media. A copy of the nomination report must also be made available in the Township Clerk's office at least 20 days prior to the hearing.

- (6) **The Hearing**—At the public hearing, the Commission must review the nomination report. At this point the public may comment on the proposed designation. Formal protests may be filed by objectors using the criteria following.
- (7) **Protests**—A protest against the district designation must be filed with the Commission 10 days prior to the hearing. For a district, 30% or more of the property owners in the district must object. The protest must be in writing, must contain the reasons for the protest and must be signed by all of the objectors.
- (8) **Commission Report**—After the public hearing(s) the Commission must forward a report to the Township Council containing a statement of its recommendations and the reasons therefor for designation of the district. The report must also contain a map and list of properties approved for designation by the Commission.
- (9) **Referral to the Planning Board**—As the next step, the Council must forward the Commission's report to the Planning Board. The Planning Board must report back to the Council within 60 days of receiving the referral from the Council. If the Planning Board does not report back to the Council, adoption of the district can still occur without the Planning Board's report. The Planning Board's report, if submitted to the Council, must contain recommendations regarding the adoption of a historic district. Essentially, the designation of a district is a zoning ordinance change, and the procedures for doing so are spelled out in New Jersey Municipal Land Use Law.
- (10) **Final Designation**—The Council takes into account Planning Board recommendations and may approve, reject or modify the designation recommendations made by the Planning Board. A majority of the Council must vote for the district, if a protest was filed, 2/3 of the Council must vote for the district. If the designation passes, we move on to the following.
- (11) **Public Notice of Designation**—If designation is passed, notice must be given in the media, notice must be given to all Township Departments who review development applications and permits, and a certificate or letter of designation is sent to the owners of record of properties in the district.
- (12) **Incorporation of District into Township Records**—The designation list and map shall be incorporated into the Master Plan and Zoning Ordinance. Designated properties shall also be noted on the records of those properties in the Tax Assessor's office and Clerk's office.
- (13) **Amendments**—Amendments to the district (boundary changes) shall be made following the same procedure used as districts are designated.

Actions which require Commission Review or Certificate of Appropriateness

During the 180 day moratorium period and if the designation is approved, the Historic Preservation Commission reviews certain plans for historic buildings within locally designated historic districts. Through the review procedure an applicant obtains what is called a "Certificate of Appropriateness" from the Commission. The Commission reviews plans and grants a Certificate at a public hearing. A Certificate must be obtained before a permit is issued for any of the following, or in the event that no other type of permit is required, before any work can commence on any of the activities listed below.

1. Demolition or improvement.
2. Relocation.
3. Change in the exterior elevation or any improvement by addition, alteration or replacement.
4. Any new construction of a principal or accessory structure.
5. Any change in the existing, or addition of new, signs or exterior lighting.

This report is the official first step in the designation process. If the Commission adopts a resolution to initiate designation of the Town Center Historic District, the moratorium period begins and a public hearing must be scheduled.

Montclair Town Center Historic District (TCHD) Phase One

The proposed Town Center Historic District (TCHD) is a linear commercial strip in the southern part of the Township of Montclair. This section has always been the business center for the township which started as a small 17th century agricultural settlement. The intersection of Bloomfield, Glenridge, North and South Fullerton Avenues and Church Street, historically known as "Six Corners," is considered the center of the District.¹ The district is home to a wide array of distinctive late 19th and early 20th century commercial architecture.

History of the District

Built along the slope of Bloomfield Avenue, this commercial section of Montclair has historically been considered the central core of the township. The initial settlement was named "Cranetown" after its founders, the Cranes, settled along the first road to the mountain in 1694. Around the year 1700 there were approximately 600 settlers who came to live along the sides of the "Old Road" as the footpath from Newark was referred to as. The "Old Road" followed the course of present Glenridge Avenue from Bloomfield, crossing what is presently Church Street; continuing west until it veered north at the current location of Valley Road where it continued to Claremont Avenue.

Following the construction of the Newark-Pompton Turnpike in 1806, the small village of Cranetown became a location of more intense settlement and commercial activity. Israel Crane, a descendant of the first settlers, was responsible for the construction of the first significant road that led from Newark to Cranetown. The turnpike, which was paved very well for that era, intersected the "Old Road" at the village center and traversed to a tollgate that was located at the top of the mountain. Along this intersection, stores and small domiciles were constructed creating the core for the town center. In 1812, Bloomfield became a township, and Cranetown, which was located within its boundaries, became West Bloomfield. The existence of the turnpike augmented the importance of the area as a center of trade and small industries. However, as the nineteenth century advanced, larger and more substantial buildings were constructed along the turnpike.

¹ Preservation Montclair, A Project of the Junior League Montclair-Newark; "The Central Business District"

In 1856, the Newark and Bloomfield Railroad established the first contact with surrounding communities and helped attract many new residents to the area. The first railroad depot on the eastside of Lackawanna Plaza was a decrepit building that was an eyesore to this blossoming suburban community. Many of the more affluent individuals who came from New York and Newark built large mansions on South Fullerton Avenue and Mountain Avenue but for the most part, the commercial section was extremely neglected. Poorly and haphazardly constructed buildings lined the streets and traffic to and from the railroad station created an unfavorable atmosphere.

Toward the later part of the 19th century, more permanent public buildings appeared around the town center. The Presbyterians built a grandiose church in 1878 at "Six Corners" which was followed by a group of churches and clubs. The majority of them were built before 1900. The first trolley began operation in 1898 and helped transportation throughout this developing community but it also contributed to congestion in the streets. Efforts were made to improve the physical surroundings of the commercial section. The "Village Improvement Society" encouraged the planting of shade trees and the improvement of the commuter station of Lackawanna Plaza. By 1920, more permanent structures were being constructed on Bloomfield Avenue, giving a dignified appearance to the commercial section of the township. A great portion of the buildings that were built between 1875-1920 is currently found in the central business district.

Montclair is fortunate to have many commercial styles of architecture found within its central business district. Distinctive architectural styles found in this district include Italianate, Queen Anne, Romanesque and Neo-Classical. The absence of designation and regulation ultimately leads to the loss of significant buildings and storefronts, and the construction of inappropriate structures, signs and awnings. Recently, many historic and architecturally significant building facades and storefronts were obscured or destroyed by new indistinct storefronts. Lack of historical and architectural awareness and inattention to harmonizing detail have encouraged these transformations and eroded the economic and aesthetic potential of downtown Montclair's streetscape. The historic feel of Bloomfield Avenue and the surrounding streets is vanishing as distinctive buildings, cornices, trim and textures are removed.

Reasoning for the Designation of a Town Center Historic District

Essential to any downtown area is a distinctive appearance and feel that distinguishes it from the local shopping center, strip mall, or mega store. If there is no distinction, what incentive do people have to come downtown? Surviving business districts, like the Town Center in Montclair have visible layers of history and growth that help create a traditional downtown atmosphere. Buildings of all ages, sizes and styles are suitable for varied uses and are primed for innovative activity.

One important aspect of attracting people to any commercial district is making them feel like they are somewhere, not just anywhere. People inherently want to seek a sense of place, a sense of community. Successful central business districts have a distinct physical identity. A community focus such as the crossroads of streets like in the Six Corners gives Montclair an unique advantage in achieving a successful commercial core. The historic style and massing of existing buildings, walls and materials, eaves and canopies, colors, windows, roof pitches, doors and entrances, signing, and decorative elements provide a unique and coherent environment and experience. Designation of a historic district has the ability to help sustain a desirable place for people that are desperately searching for a location that offers a unique and distinctive experience.

Justification for Creating the Town Center Historic District

The provisions of Montclair Code 347-127, otherwise known as and referred to as the "Historic Preservation Ordinance of the Township of Montclair" states that the article is intended to effect and accomplish the protection and enhancement of especially noteworthy examples or elements of the township's environment in order to:

- Safeguard the heritage of Montclair by preserving resources which reflect elements of its cultural, social, and architectural history and encourage new development that is consistent within this setting
- Encourage the continued use of historic and/or noteworthy buildings or structures
- Foster civic pride in the history and architecture of the township
- Promote the economic welfare of the township through the preservation of historic sites and landscapes

- Enhance the visual and aesthetic character, diversity continuity and interest in the township and its neighborhoods
- Discourage the unnecessary demolition or other destruction of historic resources
- Encourage beautification and private investment in the township
- Promote the economic welfare of the township through the preservation of its historic sites and landscapes

Designation of the Town Center Historic District is of great importance to the township because historic preservation will preserve, enhance and promote the character of an area that is crucial to the economic and social vitality of the township. Under Montclair Code Section 347-135, the TCHD meets the following criteria for designation as a historic district:

- The district is associated with events that have made a significant contribution to the broad patterns of our history
- The district embodies distinctive characteristics of a type, period or method or construction; or that represent a distinguishable entity whose components may lack individual distinction
- The district is of particular historic significance to the Township by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community

Montclair's abundance of architecturally and historically significant buildings distinguishes itself from the architecture found in other communities, not only in the region but also in the state of New Jersey. In an era when cookie cutter structures dominate the landscape, the existence of an attractive business district with historic architecture is a major asset and attraction. The preservation and enhancement of unique qualities will continue to give the township a sense of place and a sense of community, a condition that is lacking in many suburban municipalities. On the basis of the Montclair Historic Central Business District Cultural resources Survey and from past surveys, the TCHD meets the criteria for designation under the provisions of the Historic Preservation Ordinance and such designation would be in accordance with the Historic Preservation Element of the Montclair Township Master Plan.

Boundary Description

The TCHD is centered in the Six Corners area where Bloomfield Avenue, Glenridge Avenue, North Fullerton Avenue, South Fullerton Avenue and Church Street intersect.

Historically this district has been considered the center of the central business district of Montclair.

The northern boundary follows the rear property lines on the north side of Bloomfield Avenue from North Willow Street to Maple Place. North of this line, the land use varies. On the northeast corner, the commercial section of Glenridge Avenue has eroded through demolition.

The southern boundary follows the rear property lines of Bloomfield Avenue, Church Street and part of South Fullerton Avenue. Multi-family residential use is the predominant land use on South Willow Street and Seymour Street.

The district possesses examples of significant, historic commercial architecture. The westernmost and easternmost boundaries of the district were chosen because the structures in this area exhibit the qualities of structures that provide a distinctive historic feel. However, the district boundaries may be refined to include other historic structures along Bloomfield Avenue and adjoining streets.

Today the Town Center Historic District is an attractive commercial strip where remnants of late 19th century architecture and more substantial 20th century buildings create a more lively streetscape not often found with more formal and restrained planning. The largest buildings in the District are located on both sides of Bloomfield Avenue, a major east-west artery in Essex County. Along the Avenue itself, sidewalks are narrow and achieving a pleasant shopping ambiance is a constant challenge when you also consider the width of and traffic flow along Bloomfield Avenue. The major intersection in the district where Glenridge Avenue, North and South Fullerton Avenues and Church Street meet Bloomfield Avenue is known as "Six Corners." South of this crossing the land slopes down gradually to Lackawanna Plaza. This section is often referred to as "the Slope." West of "Six Corners", the Avenue is level for a while, only to rise again as it approaches Valley Road towards the western end of the District. Also included in the District is part of Church Street, which is located west of Bloomfield Avenue. On this quieter street lined with small trees the sidewalks have been widened; near the "Six Corners" a well landscaped area with benches and attractive landscaping provides a buffer to the noise and traffic on Bloomfield Avenue.²

² Preservation Montclair, A Project of the Junior League, Montclair-Newark; "The Central Business District"

The current boundaries are also to a scale that is manageable to pedestrians. The average walking speed for an adult is approximately three miles per hour. Therefore, in five minutes, the average adult pedestrian can walk 1,500 feet. The approximate length of TCHD from the northernmost and the southernmost points along Bloomfield Avenue is approximately 1,700 feet, creating an atmosphere that will allow people to traverse the district without extensive use of automobiles.

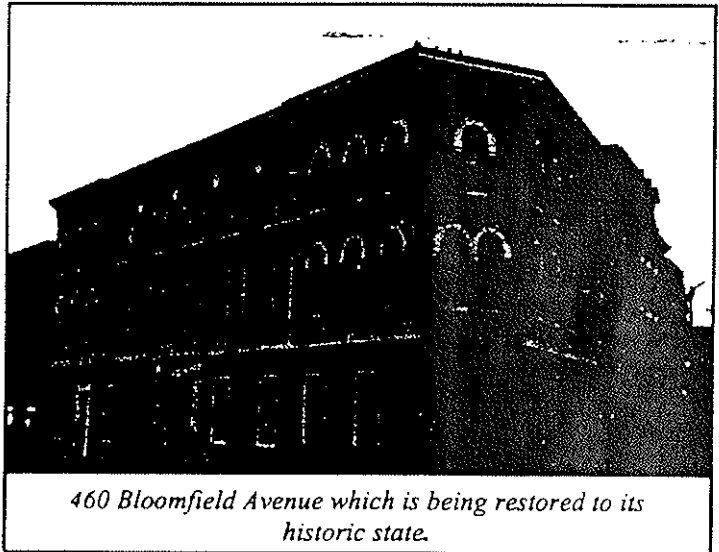


Statement of Significance

The Town Center is the historic center of the Township of Montclair. The availability of transportation, first with the turnpike at the beginning of the 19th century and later with the railroad, trolley and automobile, has enabled the area to retain its commercial identity. The change and variety of building pattern and architecture has created an eclectic downtown environment. The significance of the area relates to its continued survival as an important commercial center and to the variety and quality of its architecture.³

Significance of the Architecture⁴

In Montclair's commercial section along Bloomfield Avenue nothing remains today of the early buildings of Cranetown and West Bloomfield. The eclectic mix of buildings in the downtown section were built between 1865 and 1937 which reflect the town's period as an early prosperous commuter suburb. This is a quality which still exists today.



460 Bloomfield Avenue which is being restored to its historic state.

The gracious Italianate façade of the Crane Building, 460 Bloomfield Avenue, a Vernacular commercial structure with arched windows and continuous cornice, was built as a store for I. Seymour Crane in 1889 on the southeast corner of South Fullerton and Bloomfield Avenues. It is the only significant early structure remaining at "Six Corners." Here and there along the Avenue vestiges of the residential architecture still remain. The small gabled structure at 411 Bloomfield Avenue has been tastefully refurbished.

The Neo-Classical bank buildings located at the "Six Corners" add strength and definition to the Town Center. The stark Classical lines of the Montclair Savings Bank (Summit

³ Preservation Montclair. A Project of the Junior League, Montclair-Newark; "The Central Business District"

⁴ Preservation Montclair. A Project of the Junior League, Montclair-Newark; "The Central Business District"

Bank) and the American National Bank by York and Sawyer provide an interesting contrast with the flamboyant Georgian Revival Midlantic Bank Building to the west.

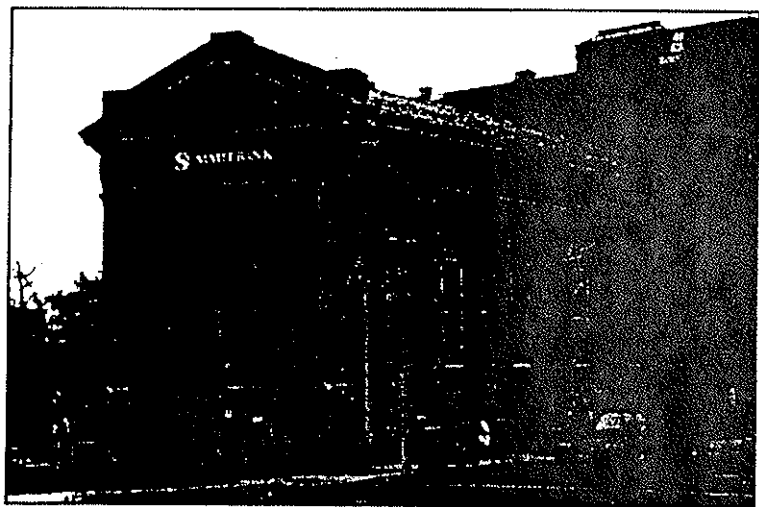
The colorful red tile roof and Mediterranean details of the Mission Style Claridge Common Building of 1921, located on South Fullerton Avenue and designed by William Lehmann, lends variety and a change of scale on that prominent triangular site between Church Street and Bloomfield Avenue. To the east, the more formal lines of the Georgian Revival Wellmont Building, designed by Reilly and Hall in 1921, provide strength and continuity on the south side of the Avenue between Seymour Street and South Fullerton Avenue.

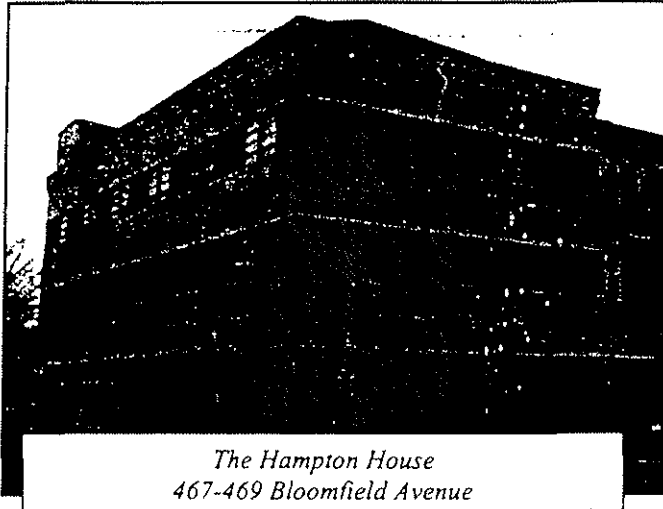


Storefronts on Bloomfield Avenue vary from the elaborate Classical motifs of the William Hughes Building, 511-515 Bloomfield Avenue, to the Art Moderne façade of the Hampton House at “Six Corners.” On Church Street the small Art Deco

structures at 18-22 and 20-30, harmonize in scale and materials with the Mission character of the nearby Claridge Commons.

Occasionally poor quality alterations, inappropriate signage and the use of synthetic materials has changed the character of buildings. However, much of the work is reversible and often applies to the street level only.

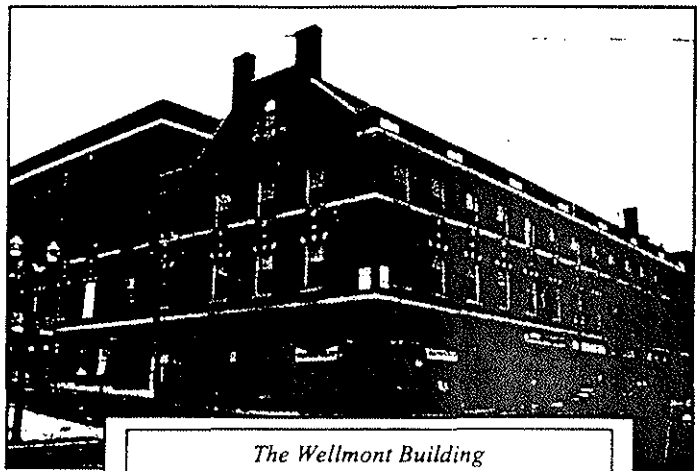




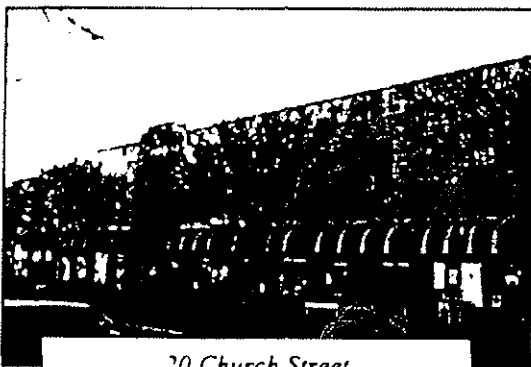
*The Hampton House
467-469 Bloomfield Avenue*



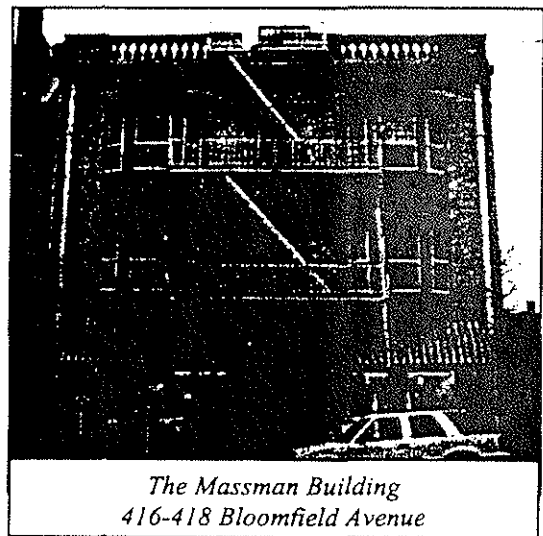
The Hinck Building, 3-31 Church Street



The Wellmont Building



20 Church Street



*The Massman Building
416-418 Bloomfield Avenue*

Building-by-Building Inventory

The following table lists all of the properties included in the proposed Town Center Historic District. The table is sorted numerically by street address. Copies of Inventory Sheets for properties are included in Appendix D.

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A system of five categories was 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—The term “key” is applied to those buildings which possess district 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 (1865-1937) which have some architectural and/or historical importance, or which visually contribute to the cohesiveness of the District’s streetscapes.

Harmonizing—“Harmonizing” buildings are those from a later dating period.

Harmonizing (altered)—“Harmonizing (altered)” buildings are those dating from the period of the District’s significance (1865-1937) which have been significantly altered. Buildings in this category should undergo further investigation prior to Tax Act Certification.

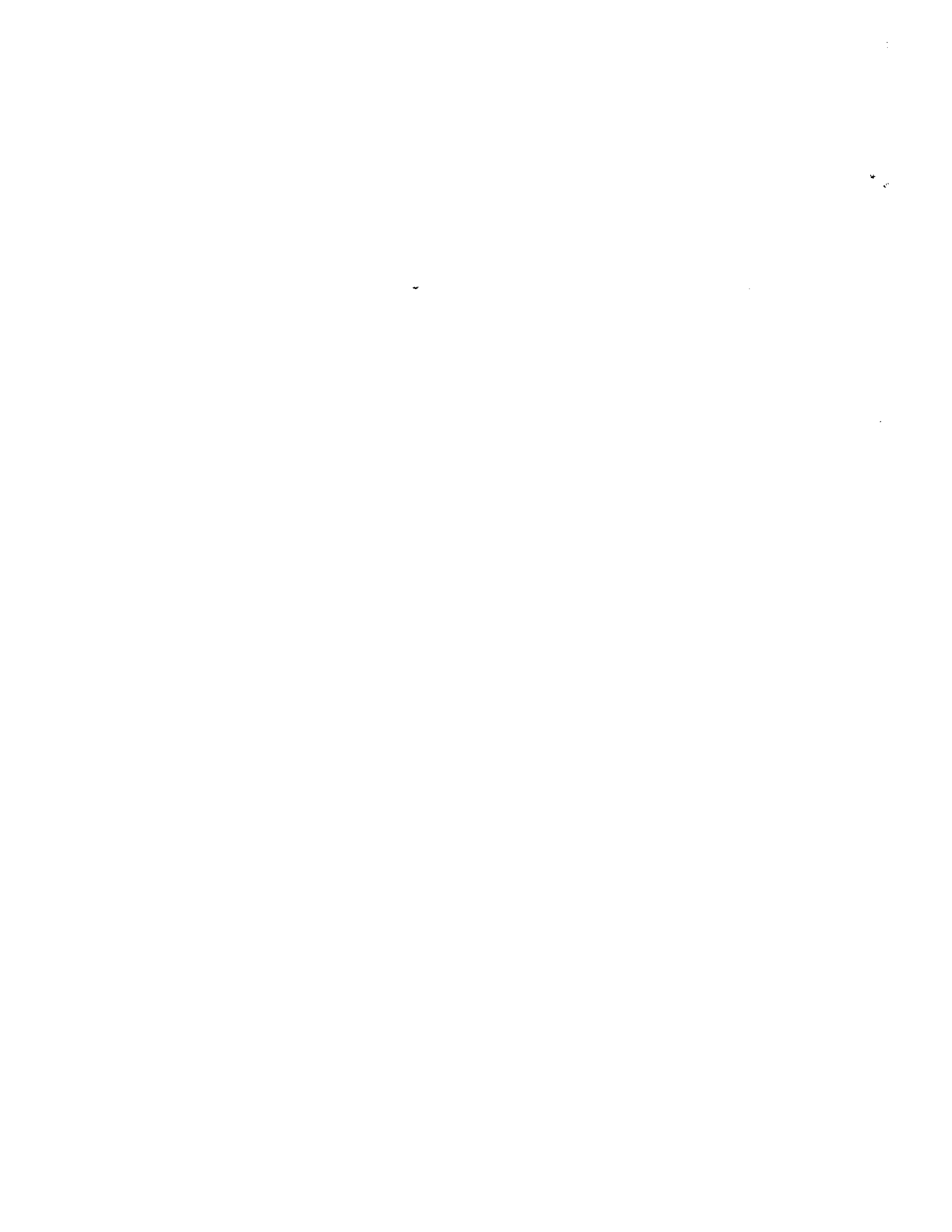
Intrusion—“Intrusions” are buildings or sites which are from a later dating period and do not visually contribute to the cohesiveness of the District’s streetscapes.

Address	Street	Block	Lot	Style	Date	Inventory	Status
		2208	13	Parking Lot	NA	NA	INTRUSION
369-373	Bloomfield	3205	19.01	Art Moderne/Auto Showroom	1922	NA	Harmonizing (altered)
375-377	Bloomfield	3205	18	Mid 19th century vernacular (altered)	c.1865	0713-592	Harmonizing (altered)
379	Bloomfield	3205	17	Early 20th century commercial	1926	0713-591	Harmonizing (altered)
381	Bloomfield	3205	16	Early 20th century comm. w/ federal	1902	NA	Harmonizing

				elements			(altered)
385	Bloomfield	3205	15	20th century commercial	1927	NA	Harmonizing (altered)
387	Bloomfield	3205	14	Early 20th century commercial	1928	0713-590	Harmonizing (altered)
391-393	Bloomfield	3205	13	20th century commercial (altered)	c.1900	NA	Harmonizing (altered)
395-401	Bloomfield	3205	12	20th century commercial (altered)	c.1900	NA	Harmonizing (altered)
398-408	Bloomfield	3106	10	Georgian Revival	1921	0713-588	Contributing
403-405	Bloomfield	3205	11	Early 20th century commercial	1922	0713-589	Harmonizing (altered)
407	Bloomfield	3205	10	20th century commercial	c.1910	NA	Harmonizing (altered)
409	Bloomfield	3205	9	20th century commercial (altered)	1912	NA	Harmonizing (altered)
411	Bloomfield	3205	8	Vernacular late 19th cent. w/ Queen Anne elem.	c.1866	0713-587	Contributing
413	Bloomfield	3205	7	20th century commercial (altered)	c.1910	NA	Harmonizing (altered)
415	Bloomfield	3205	6	Early 20th century commercial	c.1914	0713-586	Harmonizing (altered)
416-418	Bloomfield	3106	9	Classical Revival	c.1870	0713-585	contributing
417-419	Bloomfield	3205	5	20th century commercial (altered)	c.1919	NA	contributing
420-422	Bloomfield	3106	8	20th century commercial with classical elem.	c.1920	NA	Contributing (altered)
423-423 1/2	Bloomfield	3205	4	Late 19th century commercial (altered)	c.1892	NA	Harmonizing (altered)
424-428	Bloomfield	3106	7	Late 19th century commercial (altered)	c.1875	NA	Harmonizing (altered)
425	Bloomfield	3205	3	19th century Romanesque w/art deco influence	c.1887	0713-584	Harmonizing (altered)
427-429	Bloomfield	3205	2	Beaux Arts Revival	1912	0713-583	contributing
430-436	Bloomfield	3106	6	Late 19th cent. Comm w/20th cent façade	c.1878	NA	Harmonizing (altered)
438	Bloomfield	3106	5	20th century commercial (altered)	c.1928	NA	contributing
440-444	Bloomfield	3106	4	late 19th century commercial	1878	0713-581	contributing
441	Bloomfield	3205	1	Neo-classical revival	1924	0713-582	contributing
446	Bloomfield	3106	3	Early 20th century commercial (altered)	c.1917	NA	Harmonizing (altered)
450-454	Bloomfield	3106	2	Late Victorian Commercial	1880	0713-580	Contributing (altered)
456-460	Bloomfield	3106	1	Italianate Commercial	c.1889	0713-579	KEY BUILDING
461-465 Bloomfield Avenue	Bloomfield	3201	43	20 th Century Commercial	C. 1924	0713-578	Contributing
467-469	Bloomfield	3201	1	Last quarter 19th century	1890	0713-577	contributing
475	Bloomfield	2212	8	Neo-classical	1914	0713-576	contributing
483	Bloomfield	2212	8	late 19th century comm. w/ art moderne façade	1890	0713-575	contributing
491	Bloomfield	2212	9	Commercial Georgian Revival w/ Federal elem.	1923	0713-574	contributing
493	Bloomfield	2212	10	Beaux Arts Revival (altered)	c.1914	NA	Harmonizing (altered)
495-499	Bloomfield	2212	11	20th century commercial	c.1922	NA	Harmonizing (altered)
500-502	Bloomfield	2207	4	late 19th cent. comm. w/contemporary	c.1890	NA	Harmonizing

				facade			(altered)
501-503	Bloomfield	2212	12	20th century commercial (altered)	c.1905	NA	Harmonizing (altered)
504-508	Bloomfield	2207	3	20th century commercial (altered)	c.1927	NA	Harmonizing (altered)
505	Bloomfield	2212	13	Commercial with Federal elements	c.1921	NA	contributing
507-511	Bloomfield	2212	14	20th century commercial	c.1921	NA	Harmonizing (altered)
510-516	Bloomfield	2207	2	20th century commercial (altered)	c.1927	NA	Contributing
513-515	Bloomfield	2212	15	20th century-commercial w/classical elem.	c.1930	0713-573	Harmonizing (altered)
517-521	Bloomfield	2212	16	Modern commercial	1930	0713-572	Harmonizing (altered)
518-520	Bloomfield	2207	1	20th century commercial	1939	NA	INTRUSION
533	Bloomfield	2211	5	Commercial w/ Beaux Arts elements	c.1907	NA	Harmonizing (altered)
536-540	Bloomfield	2208	15	20th century commercial	1926	0713-745	KEY BUILDING
537	Bloomfield	2211	6	20th century comm. w/ minor classical elem.	1903	0713-571	Harmonizing (altered)
543-549	Bloomfield	2211	7	Early 20th century commercial (altered)	c.1900	NA	Harmonizing (altered)
543-549	Bloomfield	2211	7	20th cent. Façade on 19th cent. structure	c.1895	NA	Harmonizing (altered)
544	Bloomfield	2208	14	Contemporary commercial	c.1948	NA	harmonizing
551-553	Bloomfield	2211	8	20th cent. comm w/ Italianate & Mediterr. elem.	1920	0713-570	Harmonizing (altered)
554-556	Bloomfield	2208	12	20th century commercial	c.1920	NA	Contributing
555	Bloomfield	2211	9	2nd Quarter 20th cent. w/ Mediterranean details	1930	0713-569	Harmonizing (altered)
558	Bloomfield	2208	11	20th century commercial	c.1930	NA	Harmonizing
559-563	Bloomfield	2211	10	Art modeme (altered)	1906	0713-568	Harmonizing (altered)
560	Bloomfield	2208	11	20th century commercial	c.1919	NA	contributing
12	Church	2206	8	20th century commercial	c.1923	NA	contributing
16	Church	2206	7	Art Deco	1929	NA	contributing
20	Church	2206	6	Art Deco	1930	0713-621	contributing
24-26	Church	2206	5	Jacobean revival	c.1895	0713-619	contributing
28-32	Church	2206	4	Art Deco	1935	0713-618	contributing
34-38	Church	2206	3	Art Modeme/Commercial	1945	NA	harmonizing
40-46	Church	2206	2	20th century commercial tudor	1925	0713-616	contributing
4-6	Church	2206	9	20th century commercial	c.1932	NA	contributing
43-51	Church, 21-33 So Pk	2207	6	Renaissance Revival	1925	0713-617	contributing
3-31	Church, 474-496 Bloom	2207	5	Mission	1921	0713-620	KEY BUILDING
207	Glenndge	3201	36	20th century comm./residential (altered)	c.1890	NA	Contributing
209-211	Glenndge	3201	37	Late 19th century commercial	1890	0713-553	Contributing
213	Glenndge	3201	38	Vernacular late 19th century (altered)		NA	Harmonizing (altered)
215	Glenndge	3201	39	20th century commercial (altered)	c.1930	NA	Harmonizing (altered)
217	Glenndge	3201	40	Late 19th century vernacular (altered)	c.1890	NA	Harmonizing (altered)
219-221	Glenridge	3201	41	Romanesque revival/commercial	1885	0713-552	contributing

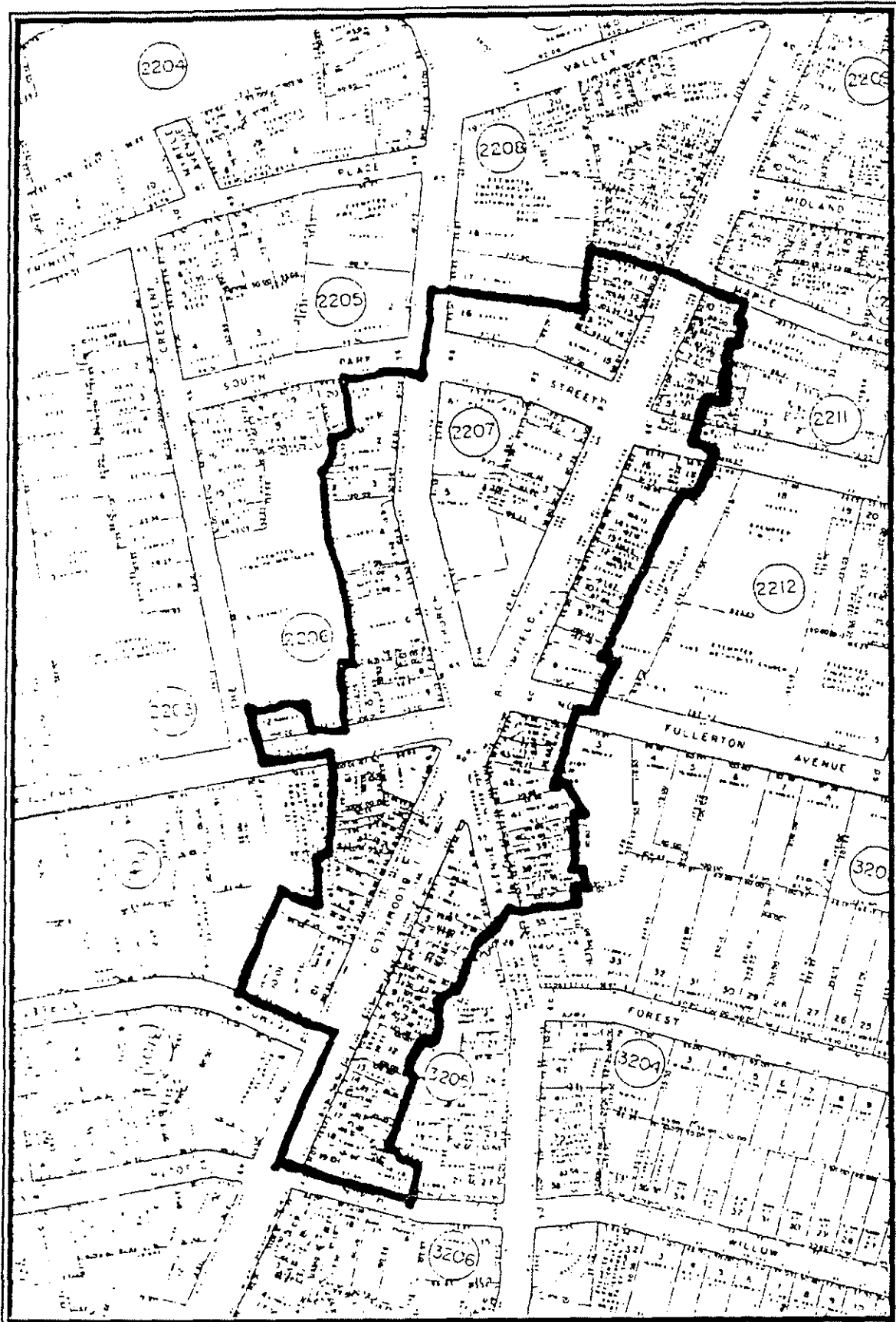
223-229	Glenridge	3201	42	20th century commercial	1933	0713-551	Harmonizing (altered)
5-7	North Fullerton Avenue	3201	2	20 th Century Commercial	c. 1920	NA	Contributing
11	Park Street	2212	17	20th century commercial	c.1921	NA	contributing
11	S. Fullerton	3106	20	Early 20th century commercial/eclectic (altered)	c.1900	NA	Harmonizing (altered)
12	S. Fullerton	2206	11	Stick style	c.1878	0713-765	contributing
13-17	S. Fullerton	3106	19	20th century commercial	c.1921	NA	contributing
18-30	S. Fullerton	2206	12	Commercial vernacular w/gothic detail	1925	0713-766	Contributing (altered)
8-10	S. Fullerton	2206	10	20th century commercial	c.1923	NA	contributing
20-34	S. Park Street	2208	16	Beaux Arts commercial	1926-27	0713-745	KEY BUILDING
5	Seymour Street	3106	10.01	20th century commercial	1921	0713-588	Contributing
43-45	South Park St.	2206	1	Art moderne commercial	1937	NA	contributing



Appendix

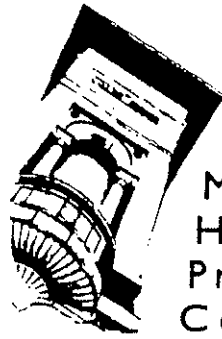
A

Map of the Montclair Town Center Historic District



Appendix

B



Montclair Historic Preservation Commission

Frequently Asked Questions about Historic Preservation

What is Historic Preservation?

Historic preservation is the safeguarding of a place because of its social or artistic value from potential loss due to demolition or inappropriate changes.

Why is historic preservation important?

There are a number of reasons:

- To preserve resources which reflect our history and to encourage their continued use.
- To further public knowledge of and pride in the history of the township.
- To encourage proper maintenance of and reinvestment in the structures of the township.
- To enhance the visual and aesthetic character of the township.
- To promote the economic welfare of the township by preserving landmark buildings and sites.

What makes a place historic?

There are established criteria for determining whether or not a piece of property or district can be considered historic. Buildings, structures, sites and districts can all be considered historic if they meet one or more of the following:

- are associated with events that have made a significant contribution to our history.
- are associated with the lives of persons significant in our past.
- have significant architectural value.
- can yield information about our history.
- are of particular historic significance to the Township of Montclair.

What is historic designation?

Historic designation can occur on three levels. Properties may be designated locally as historic sites or within historic districts in the Township of Montclair, as set forth in the Township's Historic Preservation Ordinance. Sites or districts may also be listed on the New Jersey Register of Historic Places, administered by the New Jersey Historic Preservation Office, and they may also be listed on the National Register of Historic Places, administered by the United States Department of the Interior.

How does a property receive historic designation?

A property currently may receive local historic designation by recommendation of the Planning Board, Township Council, Historic Preservation Commission or owner of a property. To be placed on the New Jersey Register of Historic Places as a site or district an application must be submitted to the New Jersey Office of Historic Preservation for review. Once it has been entered on the State Register, the Office of Historic Preservation will forward the application to United States Department of the Interior.

How does local historic designation affect a property?

Local designation offers the strongest protection for a historic place. It requires the owner of a property designated historic or within a local historic district to obtain approval from the Historic Preservation Commission before undertaking the following *exterior* modifications:

- Demolition.
- Moving a building.
- New additions.
- Removal or replacement of architectural features.
- New construction.
- Changes in signs or exterior lighting.

The following changes do not require any review:

- Changes to interiors.
- Changes that are not visible from the street.
- Exterior or interior painting.
- Ordinary maintenance.
- Identical replacement of materials that do not change the appearance of the building.

Will the designation of a historic district reduce property values?

The idea that historic districts reduce property values is rather untrue. A historic district may demonstrate noteworthy appreciation. Historic districts have the ability to attract investment. Historic districts will not reduce property values. Sometimes properties within historic districts appreciate faster than those in the community as a whole. There is no credible study that has demonstrated that historic districts decrease property values. Yes, it is true that there will be increased restrictions on development and alterations to existing structures but these restrictions will help attract more revitalization tools while helping maintain neighborhood stability.

What effects will historic preservation have on neighborhood businesses?

Historic buildings provide space for start up business that more modern and specialized buildings often can not offer. Historic districts also provide space that is affordable for small service based businesses that operate on low margins and are essential for the community. Viable historic business districts add to economic integration. Historic preservation and quality of life factors are rather important for many firms and companies when choosing where to locate. Historic preservation will not drive businesses from commercial areas. Vacant stores, inappropriate buildings and façade treatments and the eradicating of a distinctive and historic feel all does more to facilitate the removal of businesses and shoppers to downtown areas than historic

preservation. Historic preservation by all means is a pro business objective

How long will it take to see the results of the designation of a historic business district?

An incremental property by property approach is more realistic and will lead to a more stable local economy. Big economic development projects and strategies may appear to be more beneficial but nationwide, cities of all sizes have utilized historic preservation as an element of economic development with incredible success. Historic preservation is not a "quick fix". Unfortunately, many people do not realize that historic preservation in business districts is a comprehensive project that takes time. In historic business districts, success is not measured by one building or project but by the impact of several preserved buildings over time.

Will a historic business district be able to compete with the strip malls and shopping centers of other communities?

A community's historic resources are assets only possessed by that community. In many cities with historic business districts across the country, preserving historic resources and character is a competitive edge over other areas without historic resources. People want to have the ability to have unique experiences. The common person seeks to be in an atmosphere that is visually and aesthetically pleasing. Historic business districts provide people with the opportunity to shop and interact in a safe, friendly environment. What makes historic business districts competitive is that they have character that is not found elsewhere.

Isn't historic preservation costly for the township?

Every community has made an investment of public funds in downtown streets, sidewalks, water and sewer lines, parking facilities, street lights among other services. A downtown that continually deteriorates with vacant and underutilized buildings wastes resources that already have been paid for. Historic preservation efforts attempt to maximize the use of the municipality's existing infrastructure. Age, not the intensity of use is what determines the useful life of public infrastructure. From this standpoint, promoting the use of historic resources is a very fiscally conscious act.

Isn't historic preservation costly for the owner of the buildings in the district?

The life expectancy of rehabilitated historic buildings is perhaps longer than newly constructed ones. All buildings, whether they are new or old, need periodic reinvestment. Historic preservation provides opportunity for the adaptive reuse of buildings, while often being higher in quality than newly constructed buildings. The rehabilitation and maintenance of historic structures is always a cost competitive alternative to new construction. In terms of construction, historic preservation has many advantages over new construction because it requires no demolition or waste removal costs. Preservation of buildings is also more time efficient than constructing new ones. Recent studies have shown that structural improvements on a old building make up 5 to 12 percent of total project costs, half the average expenditures for new construction. Parts of historic buildings such as windows and doors that are not as energy efficient as their modern counterparts can be retrofitted to meet current standards of energy use, which can be done at a less immediate and long-term

costs than replacement units while keeping historic resources. Studies have shown that the replacement of historic wood or metal single glazed windows with more contemporary units can not be justified on the basis of life cycle costs.

Why are design standards in historic districts so strict?

Design standards for historic districts and all commercial and residential districts for that matter, are very important. Many individuals who are not familiar with historic preservation and design standards feel that they are too rigid. Historic design standards will result in higher quality renovations and buildings. One of the biggest reasons for creating historic commercial districts is that the commercial area has historic character. Without regulations, haphazard and inappropriate façade treatments, signage and building practices will lead to the deterioration of the district, creating one that is void of character.

Will historic preservation prevent me from making improvements to my building?

Not at all. Anyone can make improvements, they must be done in such a way that the historic character of a building is not compromised.

What if my building is not historic but is located in a historic district?

The Commission would still review your plans for modifications and additions, however, it would be in respect to any impacts to the character of the district.

Will historic preservation change what type of businesses can go in my building?

No, no, no. Zoning codes regulate the uses that are permitted in buildings, not historic preservation.

Have other business communities done this before?

Yes. Ridgewood, NJ has a historic district and commission.

What would happen if we don't have historic preservation?

Quite simply, we could lose the Montclair we see today. The same Montclair that draws people to our businesses and housing. Montclair has character, one that is reflected partly in its buildings and they should be preserved.

Will property values be increased after designation of a historic district or property?

No. Property assessments will not be affected by designation.

Do you have a question about historic preservation? Please send your questions to the Montclair Historic Preservation Commission, 205 Claremont Avenue, Montclair, NJ 07042

Appendix

C

The Montclair Times (continued on page A4) July 19, 2001

Preservation Commission Plans Downtown District

By KEN THORBOURNE
of The Montclair Times

In 1995, the township's Historic Preservation Commission made a bid for increased relevancy in the lives of 600 Montclair property owners. The seven-member board proposed that all homes and businesses within the township's six historic districts be given landmark status. This would have meant that any time homeowners within one of these districts wanted to tinker with the façades of their properties, or expand or diminish the size of their buildings, the owners would have had to seek approval from the commission, an advisory committee to the Township Planning Board.

According to Donald Sammet, assistant township planner, and Jerry Mosier, current chair of the commission, affected property owners protested so loudly and publicly that the proposal was laid to rest after one public hearing.

It's taken all this time for the chastened commission to come up with another multi-unit proposal that it hopes will find favor with Mont-

clair's business and property owners.

In September, Historic Preservation Commission members intend to propose that a "Town Center," running along Bloomfield Avenue from just west of Park Street to North and South Willow Street, be designated a pilot commercial Historic District. The "Center" would include Church Street and some other side streets.

Once so designated, business owners within the district would have to seek the commission's approval when contemplating changes to their business site's exterior.

Given the political importance of persuading Montclair's business community that a new historical district is in their self-interest, the Historic Preservation Commission will describe the plan at its meeting tonight, July 19, at the Municipal Building, 205 Claremont Ave., and again on Thursday, Aug. 16.

The target audience of these presentations is the downtown business and property owners.

Ultimately, the Township Council must vote to approve this proposal. But according to the township ordi-

(continued on page A4)

Preservation Commission To Push For 'Town Center' District

(continued from page A1)

nance that created the Historic Preservation Commission, the Historic District designation goes into effect immediately after it is formally proposed. The Township Council then has 180 days to accept, reject, or alter the plan.

To start the process, the commission submits to itself a "nomination report," outlining district boundaries and justification for the historic designation.

Although Mayor Robert Russo recently told The Montclair Times that he is "committed to historic preservation," especially with "structures that have meaning and historical worth," Russo said that he would not support a plan that didn't enjoy wide acceptance among Montclair's business owners.

"I want to be sure that the business community is comfortable with anything we [township officials] are doing," Russo said.

Judging by a few random interviews with shop owners along Bloomfield Avenue, there seems to be some sentiment for having a structure in place that could help unify the look of the Central Busi-

ness District and prevent the worst excesses in taste and judgment from spilling out onto the avenue.

"It makes it more uniform," said Alan Bispo, owner of Alan's Avenue Deli, regarding the Historic District proposal. "Lots of people are doing anything they want. I think there should be guidelines. It would also bring more people to the area and we'd get finer shops that way."

"That's great. Doesn't bother me," said Julio Valentin Jr., owner of Cafe Eclectic, in response to the idea. "I wouldn't even mind stripping it down [his mahogany-red front wall] and staining it. My style here is antique-ish, so it wouldn't affect me."

Victoria Nakash, Valentin's neighbor down the street and owner of the after-dark hot spot Diva Lounge, had a different take on the matter. When asked if she would tolerate, say, a neighbor sticking the back of a car out of a front wall to drum up business, Nakash responded, "Why not? Thank God for people who are creative, inventive and unique."

When The Times asked Jerry Mosier whether his committee would have approved the Diva

Lounge's attention-getting — in the words of its owner "deco all the way" — exterior, the commissioner hedged, at first stating that he found the exterior unappealing. But then Mosier added that since the building was not a historic site, changes to its facade would be judged leniently.

Although Martin Dassa is proud of the preservationist role he has played in town, both as an architect and as a property owner, his capitalist side dominated his opinion about the proposed historic district.

"When you zone a neighborhood for business, you should not put obstacles in front of people that could prevent them from making more money," said Dassa. "The entrepreneurial spirit, good or bad, should be allowed to decide how they are going to spend their money to help their business."

"Even though good taste is impor-

tant, I am a capitalist," Dassa said. "Am I willing to suffer Hustler magazine because I believe in the First Amendment? Yes. Am I willing to have a car stuck out of a building because I believe in the entrepreneurial spirit? I would say yes."

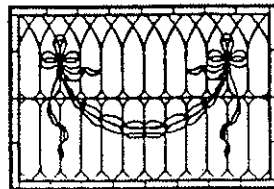
In a recent interview with The Times, Mosier emphasized the reasonableness of the commission and what it would not be. "We are not here to add another layer of bureaucracy to township government," said Mosier. "I'm not a design policeman. I'm not here to micro-manage design process."

"But right now, not a single building [along Bloomfield Avenue in Montclair] is protected by historic preservation," said the chairman. "There is nothing stopping a Wal-Mart from coming in. The point of creating a district is to prevent degradation of the district."



MODEL RESTORATION— Crane Building on Bloomfield Avenue

Comfortable Living for Seniors



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NEWS

Lone Property Owner Turns Out To Hear About Historic Preservation Plan

By KEN THORBOURNE
of *The Montclair Times*

The Historic Preservation Commission's first of two scheduled outreach meetings to explain its "Town Center" historic district plan to the public got off to a sputter last Thursday night.

Overall, six persons showed up to hear about the preservation plan, which would require business and property owners in the "six corners district" that hugs downtown Bloomfield Avenue to present façade renovation proposals to the advisory board for comment. Only one of the six attendees actually owns a building within the boundaries of the proposed district.

The one affected property owner who attended the meeting, Paul Yeager, who owns 34 Church St., home of Montclair Antique Center, said that he wants to see more specific guidelines before making a decision about the plan.

Jerry Mosier, chairperson of the commission, promised written standards by September. "They [the guidelines] will be there after we're gone," said Mosier. "We'll have these standards that will be totally out there for everyone to be aware of."

By way of explaining aspects of renovation work that the commission would focus on once the district is established, Mosier presented and narrated a slide show of Montclair buildings.

Mosier lavished praise on the Touchstone Building at 211 Glenridge Ave. "It's got modern, it has new windows, but nothing takes away from what was there before," said Mosier.

The building at 499 Bloomfield Ave, however, the law offices of Imperial, Zazzaro & Calabro, came in for harsh criticism. "This is my personal poster child for degradation," said Mosier, perturbed that craftsmanship of the building's original façade was covered by something that appeared straight off a Hollywood film studio lot. "They had tile work early 20th century," Mosier said. "This is the kind of ugly suburbanization thing that can happen if

there is no preservation district."

When asked if the meeting's low turnout would slow down the commission's timetable for instituting the district in late September, Mosier said he would reassess the timetable the after the next outreach meeting scheduled for Thursday, Aug. 16, at 7 p.m., at the Montclair Building, 205 Claremont Ave.

"The September date is not cast in stone," said Mosier. "We will do due diligence. But we've talked about this for a year and a half."

If public turnout doesn't slow the commission, communication glitches with the Township Council might.

Before the start of last week's meeting, Mayor Robert Russo said

that he was not informed about the commission's plan prior to reading about it in last week's Montclair Times. Russo said that he was particularly concerned with a proviso in the town ordinance that puts the plan into effect once the Commission "nominates" the district and allows a 180 day waiting period before the Township Council can accept or reject the plan.

"We need to revisit this ordinance," Russo said on Tuesday. "I don't think the council should be sidelined six months without the ability to act."

Russo also said that 2nd Ward Councilman Ed Remsen, the council's liaison to the commission, "has

not reported to the council on this."

"There has not been enough ongoing communication on this issue to make me comfortable with the action they're going to take," Russo said.

Remsen agreed that there was an "expectation" that more detailed information would flow to the Township Council as the commission moved closer to implementing its plan, but rejected the notion that the governing body has been kept in the dark.

"It was discussed when commission members came to a [Township Council] conference meeting," said Remsen. "It was also referenced in recent correspondence that went to all members of the council. We clearly kept the township in the loop."

Historic Preservation Commission To Discuss Downtown Historic District

In an ongoing effort to educate the public, the Montclair Historic Preservation Commission will present its idea for a downtown historic district at a special meeting on Thursday, Sept. 13.

The proposed district includes properties fronting on Bloomfield Avenue between North Willow Street and Valley Road, as well as portions of Glenridge Avenue, South Park Street and South Fullerton Avenue. Chairperson Jerry Mosier, along with other members of the commission, will be available to explain what a historic district can mean for downtown Montclair.

The commission had held similar sessions before its regular monthly meetings in June and July. Low turnout at those meetings and the recommendation of 2nd Ward Councilman Edward Remsen, Township Council liaison to the commission,

has inspired the commission to bring its presentation directly to business and property owners by holding its next session in the heart of downtown.

The township has a historic preservation ordinance that allows the Historic Preservation Commission to nominate historic properties. Nominated properties must undergo commission review and obtain a "Certificate of Appropriateness" when exterior building changes are planned. This requirement is in addition to obtaining any necessary building permits.

The Historic Preservation Commission invites all potentially affected business and property owners to attend. The meeting will take place at Second Storey, 465 Bloomfield Ave., on Thursday, Sept. 13, at 7 p.m. For additional information, contact Donald Sammet, assistant township planner, at (973) 509-4955.

September 27, 2001

NEWS

Commission Member Takes Historic District Plan To The People

By KEN THORBOURNE
of *The Montclair Times*

Jerry Mosier is tired of passing out fliers and waiting for people not to show up.

After two failed attempts to get a sizable number of affected property and store owners to attend official meetings concerning a proposed "Town Center," Jerry Mosier, chair of the Historic Preservation Commission, reported last Thursday that he had personally visited 51 property owners who would be affected by the proposed historic district.

Fifty of the 51 persons Mosier spoke with signed a statement of support for the district, Mosier said. The one non-signer "wanted to read it and mail it in," said Mosier.

If implemented, roughly 135 property owners in a district that runs along Bloomfield Avenue from North Willow Street to just above Park Street, would have to consult the commission before making any changes to the facades on their prop-

erties. The Historic Preservation Commission would in turn advise the Township's Planning Board as to the appropriateness of the proposed changes.

Commission members argue that without historic preservation protections in place, property owners can make whatever changes they want, even if those renovations erase historically meaningful elements to the building's appearance and architecture.

The proposed district would include also chunks of Church Street, North and South Fullerton Avenues, and Glenridge Avenue.

According to Assistant Township Planner Donald Sammet, commission members will go through a number of steps before officially "nominating" the district.

First, commission members will review and approve a "nomination report." This report, which was in the hands of commission members last Thursday night, outlines the boundaries of the district, includes a "building-by-building inventory,"

and explains in a "statement of significance" the rationale for the district.

Second, commission members will finalize "design standards," so that affected property owners clearly understand the scope of the commission's renovation review.

Third, commission members will present their "nomination report" and "design standards" to the Township Council for their review and approval. The Township Council has final say on the implementation of the plan.

Fourth, the district must be formally "nominated" at a meeting of the commission.

According to township ordinance, members of the Historic Preservation Commission, or any citizen for that matter, could formally propose the district. Once "nominated," all rules governing a historic district must be adhered to for at least 180 days. After that 180-day period, the Township Council can accept, reject, or alter the plan.

Mosier and other commission

members said they would elicit the support of the Township Council and a majority of the affected property owners before "nominating" the plan.

Sammet said that the commission members intend to hold a meeting for affected property owners at a downtown business location in the next few weeks. He estimated that the commission would pass a resolution "nominating" the district in November.

Paul Zimmerman, a property owner who said he owns seven buildings in the downtown area, attended last Thursday night's meeting and told commission members their plan amounted to another layer of red tape.

"I would be hard-pressed to find a historic building on Bloomfield Avenue that has been bastardized," Zimmerman argued. "It frightens me when there is an attempt to chastise creativity... As a property owner, I say here is another layer of bureaucracy."

Oct. 25, 2001

NEWS

Commission Creates Guidelines For Proposed Historic District

By KEN THORBOURNE
of *The Montclair Times*

The Historic Preservation Commission unveiled a "draft" set of design guidelines at last Thursday night's meeting that would apply to the Commission's proposed downtown historic district.

The guidelines would serve as a roadmap for the roughly 80 building owners in the proposed district when considering façade changes to their properties.

If the district is instituted, every property or shop owner in the district will have to gain clearance from the Historic Preservation Commission before proceeding with façade changes. In case of disagreement, the property owners will be able to appeal to the township's Zoning Board of Adjustment.

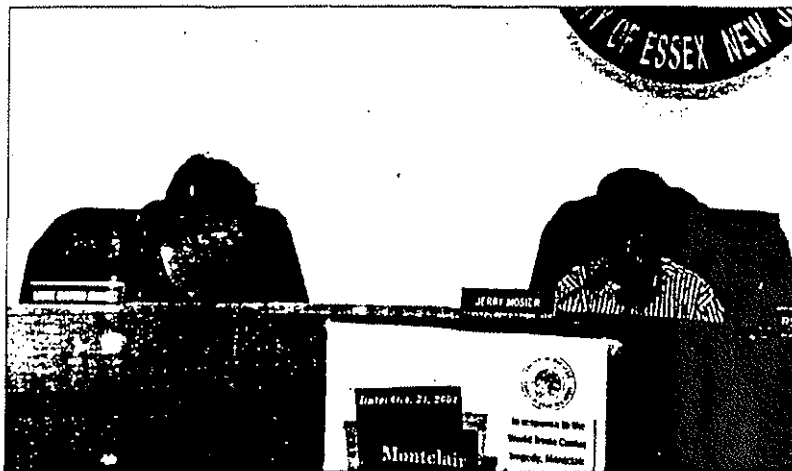
Commission member Louise D. Brodnitz, an architect by profession, took the lead on preparing the guidelines. Brodnitz said that her aim was to create guidelines that wouldn't cramp the creativity of store and property owners, but at the same time maintain a "historic building fabric."

"I reviewed design guidelines [from other business historic districts] and none of them hit the mark," said Brodnitz. "A number of them referred to a 'period of significance.' We might have a building that is art deco that used to be neo-

classical, and we like it. So I went in a different direction."

Brodnitz deliberately kept her guidelines tight — it's only ten pages of 14-point type — and written in plain English. "We didn't want peo-

commission members spent some time taking the edge off certain recommendations. For instance, in one section Brodnitz wrote: "Repointing of historic brick...remove mortar manually



Staff photo by Ken Thorbourne

GUIDING LIGHTS—Members of the Historic Preservation Commission, Louise D. Brodnitz, left, and chair, Jerry Mosier, discuss "design guidelines" for a proposed historic business district.

ple thinking they needed a lawyer to understand this document," she said.

The guidelines sets out "specific goals" in seven subject areas and "recommendations" for gaining the Commission's approval. Topics include: building materials; signage and lighting; maintenance, restoration, and preservation; and building materials.

With an eye toward bringing affected property owners on board,

(no power tools). Commission's chairman, Jerry Mosier, suggested that the phrase "no power tools" be stricken to avoid sounding heavy-handed.

The Commission planned to officially "nominate" the district on Dec. 13. They expected to hold a public hearing on the district in mid-January and Township Council approval was expected in the Spring, 2002.

NEWS

Preservation Commission Sets Timetable For New Historic District

By KEN THORBOURNE
of *The Montclair Times*

Members of the Historic Preservation Commission met last Thursday to review the timetable and numbers related to their proposed Town Center Historic Preservation District.

Commission members said the plan could be fully implemented by next summer.

If the district is created, property and business owners within the district would have to clear façade changes to their buildings with the Commission.

The district includes 334 businesses, 83 buildings and 80 property owners, said Jerry Mosier, the group's chair.

The proposed district runs east along Bloomfield Avenue from just north of Park Street to North Willow Street, and takes in some one-block side streets: Church Street, Glenridge Avenue, and North and South Fullerton Avenues.

Mosier reported that he's collected 50 signed endorsements from business owners in the proposed district. Property owners signed four of the 50 petitions.

Commission members have generated design guidelines to help business and property owners understand the direction they want the district to take.

According to the timetable outlined at the meeting, it could be mid-January before property owners have to worry about compliance.

The next step on the part of the Commission members will be to present their proposal to the Township Council on Tuesday, Nov. 20. The Township Council must ultimately sign off on the plan before it becomes a permanent fact of township life.

After the Council session, a "final" public hearing on the plan is scheduled for Thursday, Dec. 13.

Assuming no hue and cry to halt the plan at the public hearing, Commission members hope to be in a position to pass a resolution "designating" the district by February. Once this is done, a 180-day period goes into effect during which buildings in the proposed district must be treated as if they were part of a historic district. The council then also has 180 days to accept, alter, or reject the plan.

In letters that will go out inviting

affected property owners to the Dec. 13 public hearing, Commission members said they would include a document prepared by township staff that lists the economic advantages of having their properties in a historic district.

The document refers to a study done by the National Trust for Historic Preservation earlier this year

that showed that retail sales were up in 56 percent of "historic Main Street communities." The study recorded a 61 percent increase in the number of retail businesses and a ground-floor occupancy rate surge of 59 percent. Crowds at downtown events, the study stated, grew by 78 percent.

A case study of five cities in Georgia

in 1989 by the Georgia Department of Natural Resources found that historic districts increased the property tax value, strengthened the local tax base, and led to the revitalization of abandoned properties.

Less convincing, a 1987 study by the Center for Urban Policy at Rutgers University, found that every \$1

million spent on "nonresidential historic rehabilitation" generated 38.3 jobs, while every \$1 million spent on

plain old "nonresidential new construction" generated only 36.1 jobs, a difference of 2.2 jobs.

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NEWS

Preservation Commission Sets Timetable For New Historic District

By KEN THORBOURNE
of *The Montclair Times*

Members of the Historic Preservation Commission met last Thursday to review the timetable and numbers related to their proposed Town Center Historic Preservation District.

Commission members said the plan could be fully implemented by next summer.

If the district is created, property and business owners within the district would have to clear façade changes to their buildings with the Commission.

The district includes 334 businesses, 83 buildings and 80 property owners, said Jerry Mosier, the group's chair.

The proposed district runs east along Bloomfield Avenue from just north of Park Street to North Willow Street, and takes in some one-block side streets: Church Street, Glenridge Avenue, and North and South Fullerton Avenues.

Mosier reported that he's collected 50 signed endorsements from business owners in the proposed district. Property owners signed four of the 50 petitions.

Commission members have generated design guidelines to help business and property owners understand the direction they want the district to take.

According to the timetable outlined at the meeting, it could be mid-January before property owners have to worry about compliance.

The next step on the part of the Commission members will be to present their proposal to the Township Council on Tuesday, Nov. 20. The Township Council must ultimately sign off on the plan before it becomes a permanent fact of township life.

After the Council session, a "final" public hearing on the plan is scheduled for Thursday, Dec. 13.

Assuming no hue and cry to halt the plan at the public hearing, Commission members hope to be in a position to pass a resolution "designating" the district by February. Once this is done, a 180-day period goes into effect during which buildings in the proposed district must be treated as if they were part of a historic district. The council then also has 180 days to accept, alter, or reject the plan.

In letters that will go out inviting

affected property owners to the Dec. 13 public hearing, Commission members said they would include a document prepared by township staff that lists the economic advantages of having their properties in a historic district.

The document refers to a study done by the National Trust for Historic Preservation earlier this year

that showed that retail sales were up in 56 percent of "historic Main Street communities." The study recorded a 61 percent increase in the number of retail businesses and a ground-floor occupancy rate surge of 59 percent. Crowds at downtown events, the study stated, grew by 78 percent.

A case study of five cities in Georgia

in 1989 by the Georgia Department of Natural Resources found that historic districts increased the property tax value, strengthened the local tax base, and led to the revitalization of abandoned properties.

Less convincing, a 1987 study by the Center for Urban Policy at Rutgers University, found that every \$1

million spent on "nonresidential historic rehabilitation" generated 38.3 jobs, while every \$1 million spent on

plain old "nonresidential new construction" generated only 36.1 jobs, a difference of 2.2 jobs.

The Montclair Times
December 27, 2001

Historic Preservation Makes Comeback

Thastened by their experience in 1995 to have 600 Montclair properties declared historic sites, members of the township's Historic Preservation Commission have stepped gingerly this year to create a downtown historic area along Bloomfield Avenue. The proposal would affect 87 buildings and 80 property owners.

In 1995, there was such a public uproar to their historic designation plan, the proposal was dropped after the first public hearing.

This year, Commission members have not only held countless informational meetings about the proposed new district, but have personally visited affected store owners to solicit their support.

Commission members expect that the plan, which would obligate store owners to clear building façade changes with the Commission, to be formally "designated" in February. The Township Council would then have 180 days to accept, reject, or alter the proposal.

NEWS

'Town Center District' Moves Forward

By KEN THORBOURNE
of *The Montclair Times*

The Historic Preservation Commission met last Thursday night and took another step forward on the road to creating a downtown historic district.

The district, which would run west along Bloomfield Avenue from North Willow Street to just above Park Street and take in several one-block-long portions of side streets, would affect 83 buildings and 80 building owners.

Once the commission "nominates" the district, affected owners would have to obtain clearance from the Historic Preservation Commission before making changes to their buildings' facades.

At the commission meeting last Thursday, Jan. 17, commissioners outlined a timetable for adoption.

On Thursday, Feb. 21, the commission will "consider the nomination" of the Town Center Historic District, according to Assistant Township Planner Donald Sammet. Assuming there is no public outcry against the designation of the district, commissioners will formally "nominate" the district in March and

at the same time recommend "designation" to the Township Council.

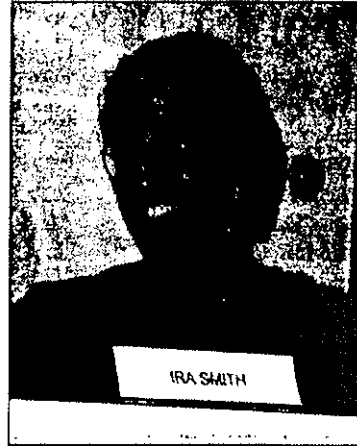
At that point, the Township Council will have 180 days to accept, reject, or alter the plan. After "nomination" takes place, affected property owners must clear planned changes to their buildings' exteriors with the Preservation Commission.

Persons who disagree with the judgment of the commission can appeal to the township's Zoning Board of Adjustment, according to Sammet.

"Beyond that," he said, "they can appeal through the court system."

"Design guidelines" developed by the Historic Preservation Commission, outlining exterior changes it deems acceptable, can be reviewed at the township's Planning Department, on the second floor of the Municipal Building, 205 Claremont Ave.

Last Thursday's meeting was the first for the commission's newest member, Ira Smith, a local architect who moved to Montclair last autumn. Smith, who was voted onto the volunteer board by the Township Council last December, said he pursued the post because he believes

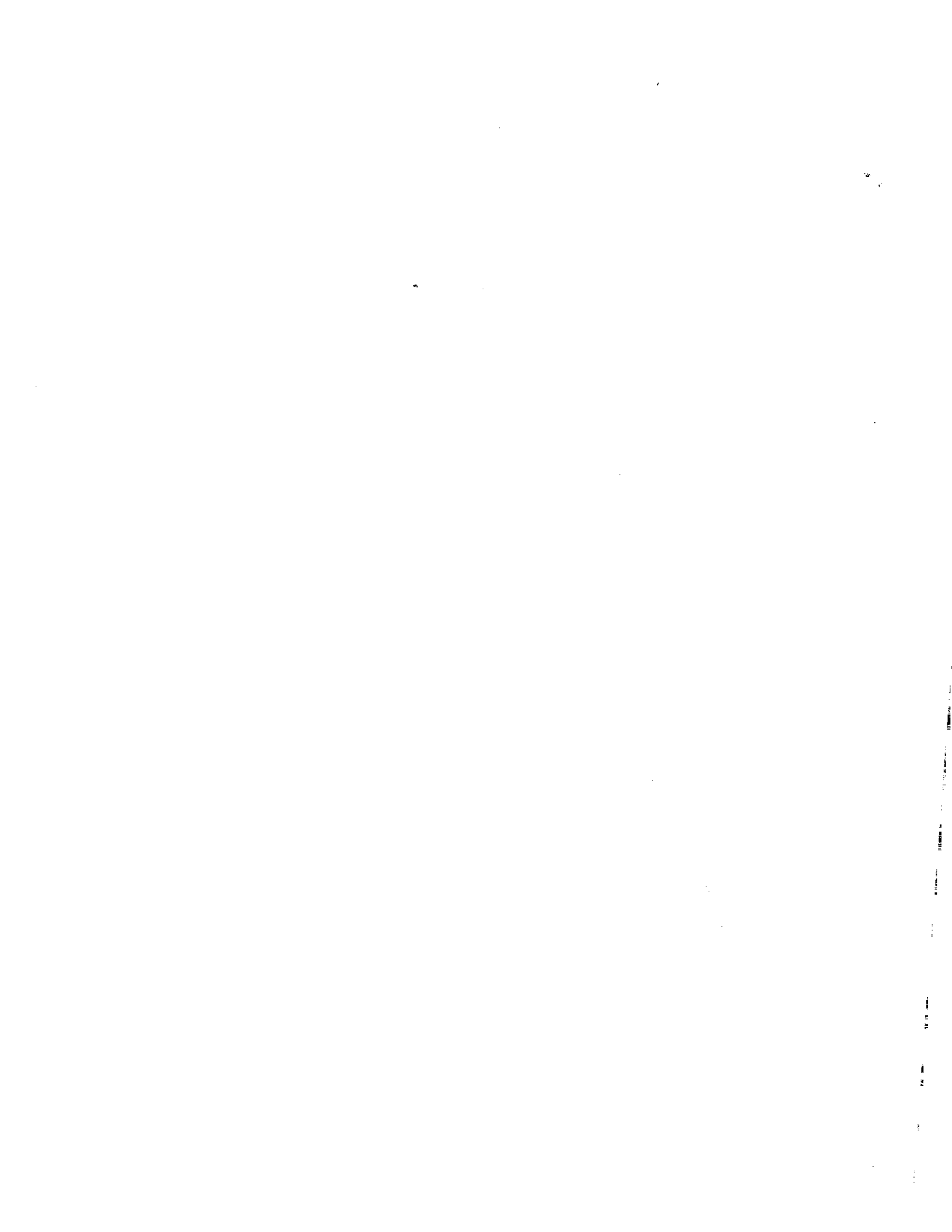


Staff photo by Ken Thorbourne

NEWEST COMMISSIONER—
Ira Smith, the Historic Preservation Commission's newest commissioner, attended his first meeting last Thursday night.

"the physical environment is a valuable record of our cultural past and tells us what our potential will be."

Smith attended Columbia University and graduated from Harvard University in 1990 with a master's degree in architecture. For 10 years he ran his own architectural firm in Boston prior to merging his practice with a friend in Montclair in 1997.



Historic district proposed for Montclair

Panel planning designation for 122 buildings

AT ISSUE

■ Plan would require building renovations to be reviewed by the preservation commission

BY KIMBERLY BROWN
STAR-LEDGER STAFF

When a car plowed through the front door of the Hampton House furniture store in Montclair a few months ago, its owners dedicated themselves to restoring the building to appear as it did when Ron Fisch's father Carl opened the business 54 years ago.

Ron Fisch and his wife Joan searched all over the country until they finally found a collector in Missouri who had the same red glass originally used on the building's art deco facade. Though repairing the building was more time consuming and costly this way, the Fischs said, it was worth it.

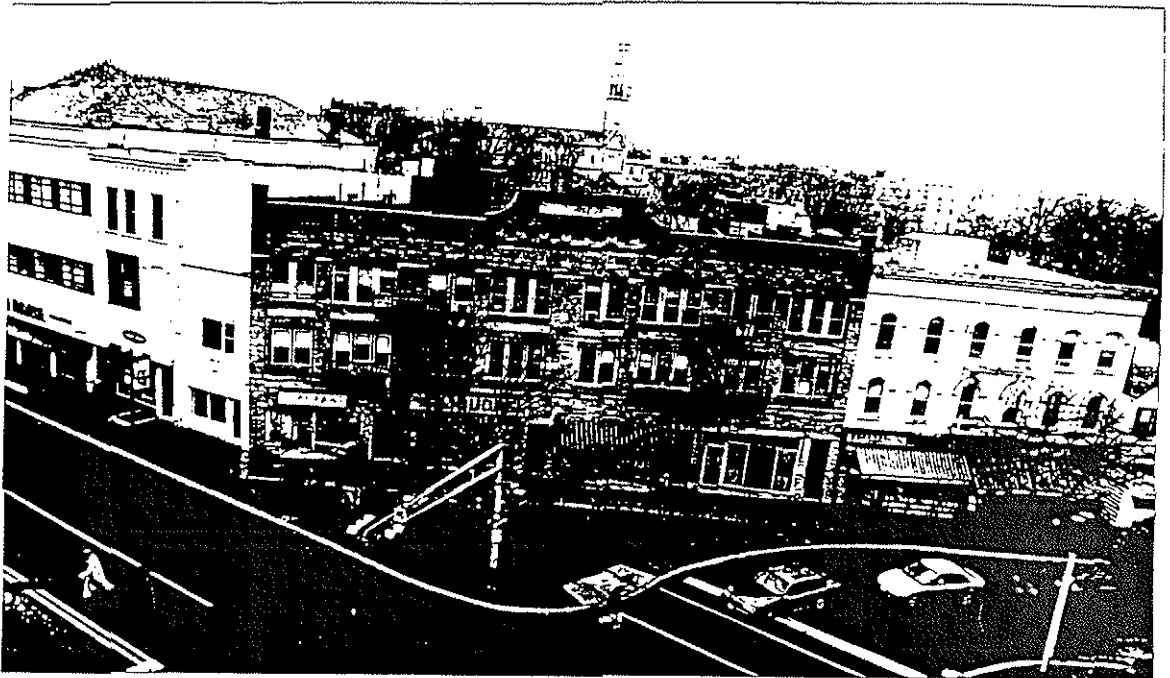
"It keeps the tradition of not only the building but even our family alive," said Joan Fisch. "It keeps us rich in tradition."

This dedication to tradition and Montclair's historic character is just what many would like to see made a mandate in the township's downtown business district. On Feb. 2, the Montclair Historic Preservation Commission unveiled a plan to designate 122 buildings in the downtown area as the Town Center Historic District.

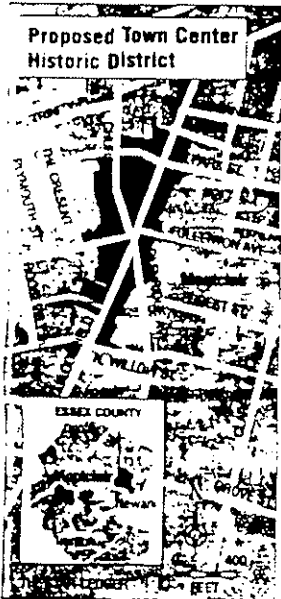
"There's been degradation of the historic commercial center of Montclair over the past 25 years," said Jerry Mosier, chairman of the Montclair Historic Preservation Commission. "We think it's important to establish historic preservation status that will help foster increased economic activity and also the historic nature of this area."

If the planning board and town council approve the new historic district, any renovations to the exterior of a building, any demolition, new construction and new signs and lighting within the district's footprint would have to go before

(See HISTORIC, Page 38.)



The proposed Town Center Historic District in Montclair would include buildings on the intersection of Bloomfield and Glen Ridge avenues.



Workers paint the second floor of Hampton House furniture store on Bloomfield Avenue, which is being restored. Some Montclair building owners fear restrictions under a proposed historic district.

HISTORIC

CONTINUED FROM PAGE 37

District proposed in Montclair

the historic preservation commission for review.

In terms of historic preservation, Montclair's rules are less onerous than many.

Mosier said there won't be a restrictive color palette and "we're not going to force anybody to change what's there now."

But if an owner wants to, say, put limestone over a clapboard front or use aluminum siding, the commission would suggest alternatives that would make the building blend in better with its surroundings. They will have the power to hold up the work until some acceptable renovation plan was agreed upon.

"It puts a requirement of some kind of aesthetic value into the whole process," said Helen Mazarakis, head of the Montclair Economic Development Corp. "It makes it so that people have to stop and think twice about what they're doing with their facades."

The new district would be created by enacting an existing ordinance, passed in 1994, allowing the historic preservation commission to nominate the buildings as historic.

The final say, however, goes to the council.

In 1995, the commission tried to designate 91 individual landmark properties, including many homes, as historic under the ordinance. But property owners bucked the plan, and it died an ugly public relations disaster for local historic preservation efforts.

"I can remember people saying that it was an infringement on their privacy, it's not their private property, it's not a public building," said Don Sammet, the township's assistant planner, who as a student at Montclair State University in 1995, wrote a paper on the plan.

At the time, some even argued that their homes weren't historic at all, he said.

This time around, the commission has taken its time and talked with individual building owners to address their concerns before presenting their plan.

There's been no vocal opposition, said Sammet, who is the preservation commission's secretary.

Rather than seeing preservation as a burden, many hope it will help business and the overall economic health of the town.

The plan comes while Montclair is also considering a business improvement district that would overlap the same area. Many just want to see more foot traffic, more people coming to town to shop and eat.

"There are many historic districts throughout the United States and those downtowns are vibrant and very classy-looking," said Sue Schultz-Monarty, owner of the Schultz Building on the corner of Church and South Park streets. "I think that we should be able to do the same."

Ron Fisch, who voluntarily restored his building to its original design, said he won't oppose the district, but he has some concerns.

"As a merchant, I feel on the fence about it," said Fisch. "I don't like anybody restricting what I can and can't do. On the other hand, it's possible that merchants could do some work on their building that is not in good taste and that's not beneficial for the town."

From a historic standpoint, Montclair is different from many other New Jersey suburbs that developed around an automobile culture, Mosier said.

The area designated to be the historic district, considered the core commercial district of Montclair, was first occupied in 1694 when the Crane family settled there.

By the early 1700s, there were about 600 settlers living in the village then called "Cranetown."

The next boom in population came after the Newark-Pompton Turnpike was built in 1806. A half century later, the first rail depot was established on the Newark and Bloomfield Railroad.

That's where the real growth spurts came in Montclair's evolution.

"It's directly tied to the overall regional economy and what was happening in terms of railway transit," Mosier said.

"When you go downtown and look around, it's hard for the uninitiated to look around and see how it's all related," he said.

But to those in the know, it's a testament to the different historical eras, of which you can find a little of everything. There's Romanesque Revival, Queen Anne Victorian, and Italianate Commercial, such as the Crane Building on Bloomfield Avenue.

Commissioned in 1879, the building is now undergoing major restorations including the recovery of windows filled in with stucco some time ago. Grant money from the county and state is helping to pay for the renovations.

Around the district, there are also examples of Georgian Revival and the simply functional and the architecturally uninteresting two-story concrete box-type of building.

"It's a strange polyglot," said Mosier. "Montclair's downtown is very eclectic, that's what makes it interesting."

Kimberly Brown covers Montclair. She can be reached at kbrown@starledger.com and 973-392-1852.

NEWS

Historic Business District Takes Flight

By KEN THORBOURNE
of *The Montclair Times*

Seven years ago members of the Historic Preservation Commission floated a proposal to bring 600 residential and business building owners in town under their purview. The proposal would have meant that any time these 600 building owners wanted to make façade changes to their properties, they would have had to obtain permission from the Historic Preservation Commission.

Negative reaction to the plan was so loud and vehement that the proposal was killed after just one public hearing.

This rambunctious history makes the Preservation Commission's quiet, well-received vote last week

to create a downtown historic district along Bloomfield Avenue even more noteworthy.

Roughly eight persons attended last Thursday's commission meeting about the plan. Indeed the only protests to arise were from individuals who wanted more, not fewer, buildings included in the plan.

Representing the Crawford Crews American Legion Post 251 at 210 Bloomfield Ave., John Garrett asked commission members why this building, originally refurbished by black World War I veterans, wasn't included in the district.

Former township Councilwoman Dolores "Bobby" Reilly wanted to know why the "Old Slave House" building on Claremont Avenue wasn't designated for historic preserva-

tion status.

Speaking for the commission, Chairman Jerry Mosier explained that the commission wanted to begin with a tight, manageable district. If this works, Mosier said, the second phase of the project could conceivably include the Crawford Crews building, only three blocks shy of the proposed district's lines.

Assistant Township Planner Donald Sammet pointed out that any building owner in Montclair can "self-nominate" his or her building for historic preservation status.

The proposed district takes in 84 buildings and runs along Bloomfield Avenue from North Willow Avenue to just above Park Street. Several one-block side streets that converge at the "Six Corners" intersection are also included in the plan.

Commission members voted 5-0 to "consider the nomination" of the plan. With the vote, a 180-day "moratorium period" begins in which the Township Council, the body that must ultimately ratify the plan, has to accept, alter or reject the plan. During this period, affected property owners must submit proposed façade changes to the Historic Preservation Commission for review.

Assuming no public outcry against the plan in the next few weeks, the Preservation Commission will vote on March 21, their next regularly scheduled meeting, to officially nominate the plan. The Township Council could have this plan before them for consideration as early as their March 26 meeting.

Appendix

D

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #0713 5 5 1
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Stammelman Building
 LOCATION: 223-31 Glenridge Avenue

COMMON NAME:
 BLOCK/LOT 3201/42; 37-G/37

MUNICIPALITY: Montclair
 USGS QUAD: Essex
 OWNER/ADDRESS: Helene Realty Co.
 c/o Irving Drucker
 124 South Mountain Avenue, Montclair, N.J. 07042

COUNTY: Essex
 UTM REFERENCES:
 Zone/Northing/Easting

DESCRIPTION

Construction Date: 1933

Source of Date: Tax Assessor

Architect:

Builder:

Style: 20th century commercial

Form/Plan Type: Irregular

Number of Stories: 3

Foundation: Not exposed

Exterior Wall Fabric: Ground story: buff permastone. Upper stories: brick,
 American running bond.

Fenestration: 8 bay, D.H. sash, windows alternately divided into 2-3 sections on
 2nd & 3rd floors. 3rd Floor, top section, shows 3/3 lights.

Roof/Chimneys: Flat roof w/ shaped parapet, no chimneys.

Additional Architectural Description:

Building articulated by brick end piers projecting above corbeled
 parapet, which rises at center to include sandstone plaque emblazoned w/ name
 of building.

Decorative motif in two-toned brick, extends the width of building below.

Spandrels between 2nd & 3rd floors are rectangular sandstone blocks:

PHOTO Negative File # R36, 6



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 75' x 119'.

Corner of commercial row.

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

SIGNIFICANCE:

Typical early 20th century Main Street building w/ minimum details.

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

REFERENCES:

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

RECORDED BY: Claudia C. Hart
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 5 2
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Zimmerman Realty
LOCATION:	219--221 Glenridge Ave.	BLOCK/LOT	3201/41; 37-6/38
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Zimmerman, Paul & Deborah 56 Warren Place, Montclair, N. J. 07042		Zone/Northing/Easting

DESCRIPTION

Construction Date: 1885 Source of Date: Tax Assessor

Architect: Builder:
Style: Romanesque Revival/Commercial Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Masonry (rubble)

Exterior Wall Fabric: Brick, painted; American running bond.

Fenestration: 6 bays; aluminum, D.H. sash, 1/1 throughout.

Roof/Chimneys: Flat/single rectangular chimney.

Additional Architectural Description:

Round arched windows w/ molded arched windows.

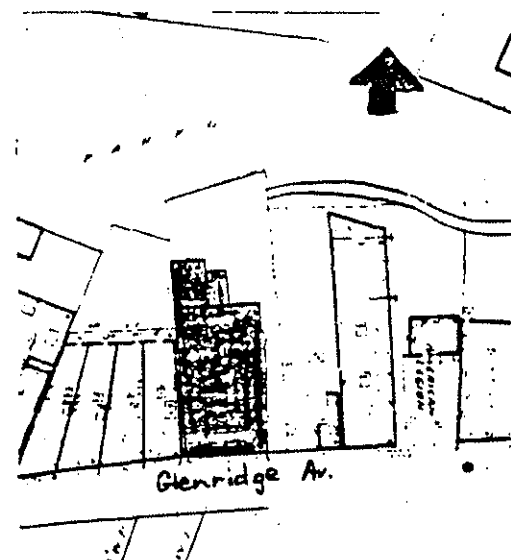
First floor is flanked by corner posts w/ recessed panels & cornice above.
Cornice has modillions w/ bead & reel; egg & dart on fillets below.

Top cornice has frieze & repeated egg & dart design on moldings below.

PHOTO Negative File #R36, 3



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Set in row of commercial structures.

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

SIGNIFICANCE:

A good example of late 19th century commercial architecture (rare in C.B.D.)
The store-front is unaltered except for the fire escape which does not
impair the integrity of the structure.

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

REFERENCES:

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

RECORDED BY: Claudia C. Hart
ORGANIZATION: Columbia University

DATE: 4/12/80

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

0713 5 5 3

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:
LOCATION: 211 Glenridge Ave.

COMMON NAME:
BLOCK/LOT 3201/37; 37-G/41

MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Rutan Print Shop
See above

COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1890

Source of Date: Tax Assessor

Architect:

Builder:

Style: Late 19th century commercial

Form/Plan Type: Rectangular

Number of Stories: 3 + B

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: 3 bays, entrances in end bays, sash 1/1 D.H.

Roof/Chimneys: Flat roof w/ parapet; 4 interior end chimneys.

Additional Architectural Description:

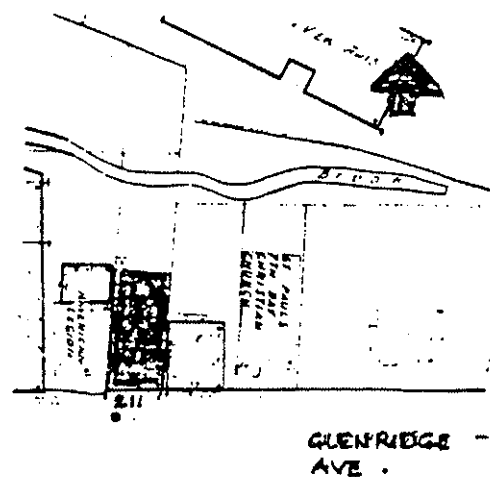
A denticulated cornice w/ brackets spans the front elevation. The 3rd level windows are surmounted by relieving arches which are defined by raised brick moldings. The round arches of the end bays enclose panels w/ fan or scallop ornamentation. The central bay is topped by an elliptical arch which encloses a panel containing a swag & wreath motif. A continuous sill unifies this level. Four piers topped by ornamental brick work terminate at the horizontal, metal-sheathed panel which extends across the front facade. The lower portion of the building is articulated by a high water table. Each entrance consists of a double door w/ beveled glass. The right (east) entrance is surmounted by a multi-light transom.

Modifications/Alterations: a new approach (steps) leads to the left (west) entrance.

PHOTO

Negative File No. R55, 5

Map (Indicate North)



GLENRIDGE AVE.

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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 31' x 129'.

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

SIGNIFICANCE:

This handsome three bay commercial building shows an unusual facade treatment, with shell motifs above the 2nd floor windows and an elaborate roof cornice.

One of a kind in the Central Business District.

Originally the home of the "Montclair Herald News", the lower portion of the structure was taken over by the Rutan Printing Press in the 1920's. Decorative tin work covers the walls of the entrance lobby, which includes a curved stained glass window left of the stairway. Similar tin work on the printroom ceiling.

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

COMMENTS:

REFERENCES:

Kiser, Ellis. Atlas of Essex County. Philadelphia: A. H. Mueller, 1906.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 9/26/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 6 8
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Frost Outfitters
LOCATION:	550-61 Bloomfield Ave.	BLOCK/LOT	2208/11; 42-B/20
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Frost Outfitters Same as above		Zone/Northing/Easting

DESCRIPTION

Construction Date:	1906	Source of Date:	Tax Assessor
Architect:	Derek Kipp (for present facade)	Builder:	
Style:	Art Moderne	Form/Plan Type:	Square block w/irregular appendage to rear.
Number of Stories:	2		
Foundation:	Concrete		
Exterior Wall Fabric:	Concrete stucco & aluminum.		
Fenestration:	Front elevation is 2 bays wide, each bay containing 3 windows. Western elevation contains 4 bays which contain 2 windows each.		
Roof/Chimneys:	Shallow gable w/ 1 chimney along ridge line on south end.		

Additional Architectural Description:

The name of the owner (Frost) appears in vertical neon letters above the storefront on the north & west elevations.

In the second floor, an aluminum band, broken by groups of windows, wraps around the north & west facade of the structure.

On the street level to the west, the elevation is broken by two display windows w/ overhead canopies. A side entrance is incorporated within the north-west window. Main entrance on Bloomfield Ave., south.

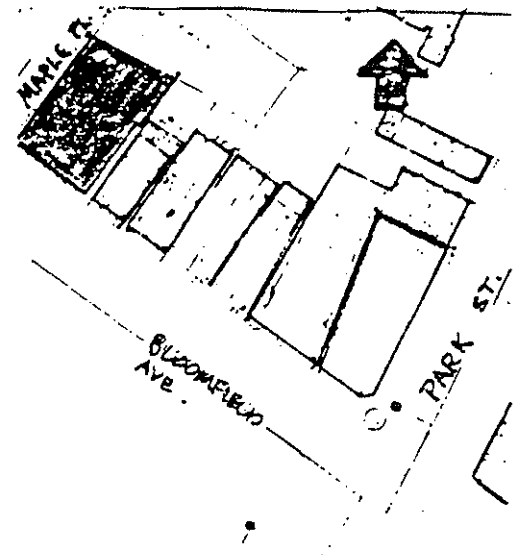
A one-story wing extends to the rear of the building.

Alterations/Modifications: The present concrete facade was superimposed on an earlier grocery shop behind.

PHOTO Negative File # R47,12



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 30.25' x 77'.

Store sited on boundary line.

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

SIGNIFICANCE:

Frost Outfitters is a good example of vernacular Moderne style, and is centrally located in the heart of the downtown commercial area. In addition, Frost's has been a landmark on this corner since 1914 and continues to be owned by the same family since then.

The facade treatment reflects the style of the Hampton House (old Doremus Building). See form on #467-69 Bloomfield Ave.

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

REFERENCES:

Franklin S. Brown, Compass Atlas of Minneapolis, 1890-1900, Cedar Grove, Wis., 1983.

RECORDED BY: Robert M. Powers
ORGANIZATION: Columbia University

DATE: April 20, 1980

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--25'x 85'

The structure occupies the southern 2/3 of the property along Bloomfield Ave.

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

SIGNIFICANCE:

The Mediterranean touches of this 20th c. Main street facade contribute to the eclectic character of the block.

The glass & wood shingles at store front level do not relate to the rest of the building - fortunately the alteration is reversible & the outside material could be removed without damage to the structure.

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

REFERENCES:

Franklin Survey Company. Atlas of Montclair, Glen Ridge, Cedar Grove; 1933.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/10/80

HISTORIC NAME:	COMMON NAME:	Greenberg Building
LOCATION: 553 Bloomfield Ave.	BLOCK/LOT	2211/8; 37-K/8
MUNICIPALITY: Montclair	COUNTY:	Essex
USGS QUAD: Orange	UTM REFERENCES:	
OWNER/ADDRESS: Paul E. & Lynda M. Greenberg	Zone/Northing/Easting	
34-22 Barbaro Pl., Fairlawn, N. J. 07410		

DESCRIPTION

Construction Date: 1920 Source of Date: Tax Assessor

Architect: Builder:

Style: 20th century commercial w/Italianate Form/Plan Type: Rectangular
 & eclectic Mediterranean elements.

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: First level--glazed panels; second & third levels--brick
 (running bond)

Fenestration: Third level--3 bays with 8/1 double-hung windows; second level--
 1/1 double-hung triple window; first level--2-light aluminum-frame window, entrance (2)
 right of center.

Roof/Chimneys:
 Flat roof with parapet; one interior end chimney.

Additional Architectural Description:

The front elevation is articulated by a bracketed stone cornice adorned by
 glazed lozenges in the frieze; beneath the cornice are decorative brick panels.

The third-story windows are unified by both a continuous lintel and a continuous
 sill; in addition, the central bay is flanked by decorative raised brick panels.

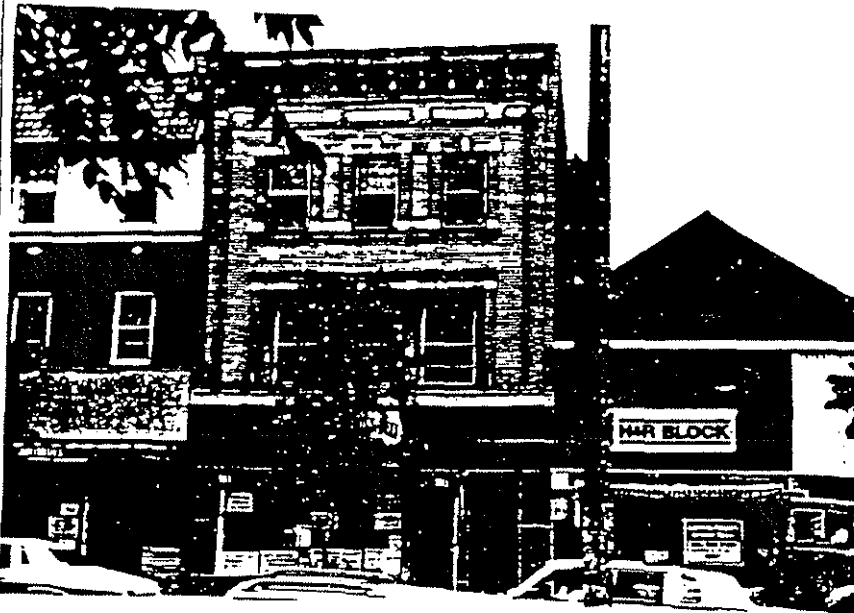
Engaged Corinthian columns function as mullions in the second-story triple
 window.

The first level is visually separated from the upper levels by a decorative
 terra-cotta belt course.

Modifications/Alterations--A more contemporary storefront, consisting of glazed
 panels and an aluminum-frame window, has replaced the original.

PHOTO Negative File # R52,17

Map (Indicate North)



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--25' x 85'

The structure occupies the southern 3/4 of the property along Bloomfield Ave.

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

SIGNIFICANCE:

The color & texture of this commercial building, the variety of its decorative elements provide an eclectic note on this section of the street.

The ill-considered choice of materials for the 1st floor storefront alteration detract from the building as a whole.

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

The cornice is in a deteriorated state.

REFERENCES:

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

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/10/80

HISTORIC NAME: 130 Bloomfield Avenue COMMON NAME: Louis Harris Building
 LOCATION: BLOCK/LOT 2121/86; 17-W/13
 MUNICIPALITY: Montclair COUNTY: Essex
 USGS QUAD: Orange UTM REFERENCES:
 OWNER/ADDRESS: Zimmerman, Paul & Deborah Zone/Northing/Easting
 57 Warren Pl., Montclair, N. J. 07042

DESCRIPTION

Construction Date: 1903 Source of Date: Tax Assessor
 Architect: Builder: A. P. Clark Construction Co.
 Style: 20th century commercial/minor classical elements. Form/Plan Type: Irregular L
 Number of Stories: 3

Foundation:

Exterior Wall Fabric: Brick (running bond), limestone & terra-cotta.

Fenestration: The principal elevation is four bays wide, each bay containing 2 D.H. sash; 2nd fl. 1/1 D.H. sash windows.

Roof/Chimneys: Flat roof w/ parapet wall., 2 interior chimneys.

Additional Architectural Description:

A capped brick parapet forms raised section at the center & corners of the building.

Cornice line molding beneath the projecting roof line.

Small corbeled brackets before 3rd floor window sills.

Stained glass panels extend the length of the building, & the denticulated decorative cornice along the roof line is supported by paired brackets.

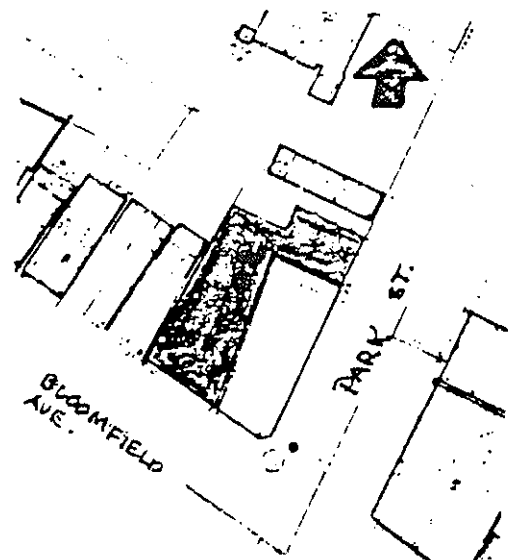
Above the street floor the foliated cornice is supported by 3 ornamental brackets. Decorative stone rosettes articulate corners of raised brick surrounds on the upper floor windows which forms a small continuous band above 3rd floor.

Alterations/modifications: on the Park St. elevation, existing store front has been rehabilitated.

PHOTO Negative File # R47,13



Map (Indicate North)



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 50' x 100' irregular.

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

SIGNIFICANCE:

This typical commercial 20th century building was successfully rehabilitated about two years ago. Apart from the first floor storefront on Bloomfield Ave., which was completely changed, efforts were made to retain the original character of the building.

Prior to rehabilitation, the building was occupied by the Louis Harris Department Store. The business was founded in 1875 by a German immigrant, Louis Harris, with the slogan "A Montclair business for Montclair residents operated by Montclair people". The original store was located at the corner of Bloomfield Ave. & Maple Place, & featured calico goods, yarns & miscellaneous items. The business expanded into a complete department store & moved to 539 Bloomfield Ave. The building was remodelled & a new facade was added in 1947. After Louis Harris's death in 1923, his sons, David & Hermon, continued the business. For further references, see "Montclair Times", July 17, 1947, & Decade Books, 1890.

ORIGINAL USE: Commercial PRESENT USE: Commercial & Apartments
PHYSICAL CONDITION: Excellent [X] Good [] Fair [] Poor []
REGISTER ELIGIBILITY: Yes [X] Possible [] No [] Part of District [X]
THREATS TO SITE: Roads [] Development [] Zoning [] Deterioration []
No Threat [X] Other []
COMMENTS:

REFERENCES:

Nisbet, Ellis. Atlas of Essex County. Philadelphia: A. H. Dooler, 1896.

RECORDED BY: Robert M. Powers
ORGANIZATION: Columbia University

DATE: 4/29/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 7 2
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: _____ COMMON NAME: City Realty Corp. Bldg.
LOCATION: 517-521 Bloomfield Ave. BLOCK/LOT 2216/16; 37-1/15
MUNICIPALITY: Montclair COUNTY: Essex
USGS QUAD: Orange UTM REFERENCES:
OWNER/ADDRESS: City Realty Corp. Zone/Northing/Easting
122 Watchung Ave.
Upper Montclair, N. J. 07043

DESCRIPTION
Construction Date: 1930 Source of Date: Tax Assessor
Architect: _____ Builder: _____
Style: Modern Commercial Form/Plan Type: Modified Rectangle
Number of Stories: 2
Foundation: Brick
Exterior Wall Fabric: Cast stone laid in a running bond.
Fenestration: Second level--3 bays with 12 light double windows (metal-frame with some movable lights); first level--single light store windows punctuated by three recessed entrances.
Roof/Chimneys: Flat roof with parapet.

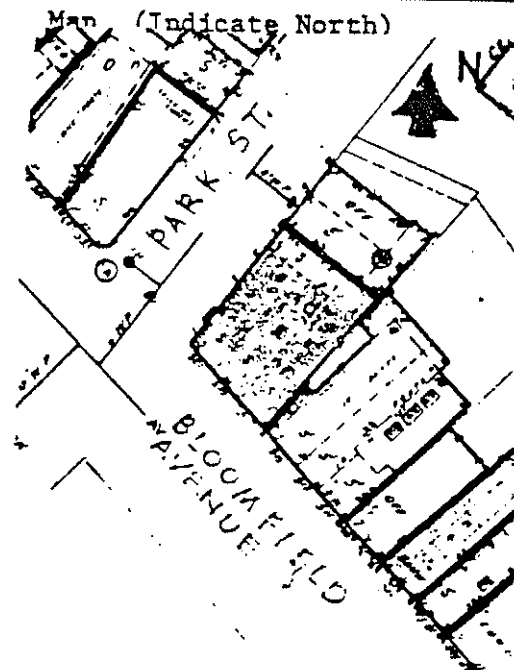
Additional Architectural Description:

A decorative concave molding of stone wraps around the major elevations of the structure at the base of the parapet.

A sheathing of copper with eagles accents surrounds and defines elliptical-arch window apertures, many of which are obscured by intrusive signage.

Modifications/Alterations--In addition to the intrusive signage, materials such as glazed panels or scored metal have been introduced to the structure's store level to accent the apertures.

PHOTO Negative File # R52,15



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--65' x 92'

The structure occupies the entire lot.

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

SIGNIFICANCE:

An unusual 2-story horizontal building, the contrast between the simplicity of the upper story & complexity of the store front detailing with its elliptical arches & decorative eagles makes a strong statement on an important corner. One of a kind in the central business district.

Unfortunately, the intrusive signage, mutilation of marble panels at street level & the removal of a copper eagle from the shop front cornices detract from the character of this special building.

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

REFERENCES:

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

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/10/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0715 5 7 3
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: William Hughes Building
LOCATION: 511-515 Bloomfield Ave., North
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Dovi, Inc. c/o Walter Berx
88 Woodland Rd., Short Hills, N. J.

COMMON NAME: William Hughes Building
BLOCK/LOT 2212/157; 37-1/16
COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: circa 1930 Source of Date: Map of 1933
Architect: Builder:
Style: 20th century commercial w/
classical elements. Form/Plan Type: Irregular square
Number of Stories: 3
Foundation:
Exterior Wall Fabric: Blond coloured brick laid in English bond.
Fenestration: 7 bays, 1/1 D.M. sash, windows alternately divided into 2-3 sections
on 2nd & 3rd floors. 3rd floor - bays 1, 3, 5 & 7 show single light
sash w/ transom above.
Roof/Chimneys: Flat w/ parapet

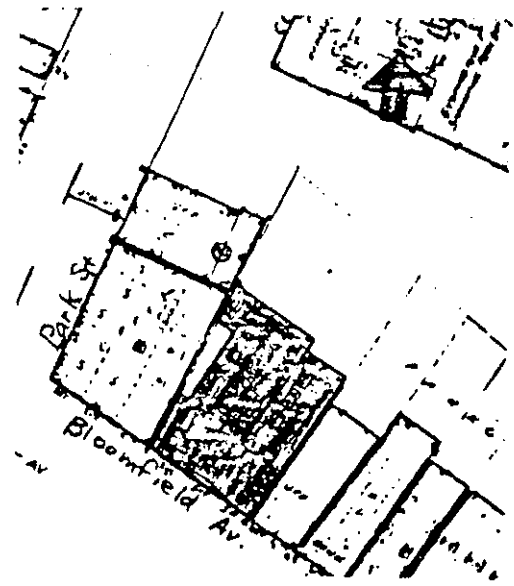
Additional Architectural Description:

Building articulated by brick-end piers projecting above parapet.
which rises at center to include sandstone plaque emblazoned w/ name of building.
Decorative motif in two-toned brick, extends the width of building below cornice
Spandrels between 2nd & 3rd floors are rectangular sandstone blocks.
Flat pilasters w/ Ionic capitals rise to form elliptical arches w/ raised
keystones above 3rd floor bays 2, 4 & 6.
Broad corbeled brackets project below the architrave.
Alterations/modifications: changes to ground floor shops consist of over-
laid plastic panels which do not impair the structural integrity of the building.

PHOTO Negative File # R37, 6



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Set amid a commercial row.

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

SIGNIFICANCE:

One of the more elaborate commercial structures on this side of Bloomfield Ave., it complements the classical facades of the earlier bank buildings to the east. Building reflects the new image which the C.B.D. acquired after 1920.

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

REFERENCES:

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

RECORDED BY: Ann Fulver
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 7 4
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:
 LOCATION: 491 Bloomfield Ave.,

COMMON NAME: Midlantic Bank
 BLOCK/LOT 2212/09; 37-1/22

MUNICIPALITY: Montclair
 USGS QUAD: Orange
 OWNER/ADDRESS: Midlantic National Bank
 See above

COUNTY: Essex
 UTM REFERENCES:
 Zone/Northing/Easting

DESCRIPTION

Construction Date: 1923 Source of Date: Tax Assessor

Architect: Thomas M. James Co., N.Y.C.
 (Architects-Engineers)

Builder:

Style: Commercial Georgian Revival/
 Federal Elements

Form/Plan Type: Rectangle

Number of Stories: 2

Foundation: Granite

Exterior Wall Fabric: Brick layed in Flemish bond w/ limestone trim, pilasters,
 & cornice.

Fenestration: 5 bays, 6/6 D.H. sash on 1st floor side bays; multi-light sash
 w/ overhead transoms on 2nd floor in center bays.

Roof/Chimneys: Flat

Additional Architectural Description:

Ground floor has a central aluminium door set in an architrave surround
 w/ cornicehead supported by scrolled brackets.

Entrance flanked by pairs of limestone fluted pilasters w/ Corinthian capitals.
 Stone relief panels between capitals are articulated by garlands and an urn.

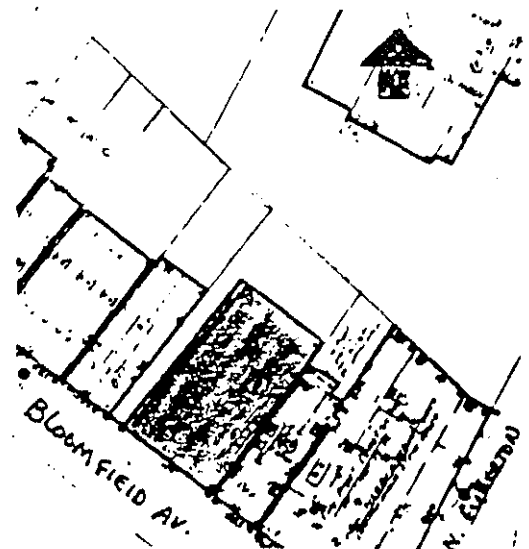
First floor windows have plain cornice heads, second floor windows have
 limestone sills & outer bays have limestone keystones set into flat brick arch.
 Outer bays are stepped back.

Facade terminates in a full entablature w/ projecting cornice articulated
 by scroll-like modillions and dentils.

PHOTO Negative File # R37, 7



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 70' x 112'

Set in a commercial row.

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

SIGNIFICANCE:

The mellow brickwork & extravagant entablature details make this facade the liveliest of the three bank buildings that occupy the north-west section of Bloomfield Avenue at the corner of North Fullerton.

Plans on file in the town archives show this structure was built for the Bank of Montclair. It was originally capped with an impressive balustrade.

ORIGINAL USE: Commercial PRESENT USE: Bank
PHYSICAL CONDITION: Excellent [x] Good [] Fair [] Poor []
REGISTER ELIGIBILITY: Yes [x] Possible [] No [] Part of District [x]
THREATS TO SITE: Roads [] Development [] Zoning [] Deterioration []
No Threat [x] Other []
COMMENTS:

REFERENCES:

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

RECORDED BY: Ann Pulver
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 7 6
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: American National Bank
LOCATION: 475 Bloomfield Avenue
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: American National Bank
See above

COMMON NAME: American National Bank
BLOCK/LOT 2212/084; 37-1/22
COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1914 Source of Date: Tax Assessor

Architect: York & Sawyer

Builder:

Style: Neo Classical

Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Granite

Exterior Wall Fabric: Smooth Limestone

Fenestration: 2 plateglass windows at ground level; window heads have cornices on scrolled brackets & architrave surrounds. Plate glass window on side elevation.

Roof/Chimneys: Flat roof w/ parapet.

Additional Architectural Description:

Front portal flanked by fluted columns w/ Ionic capitals & smooth pilasters w/ capitals which have egg & dart motif.

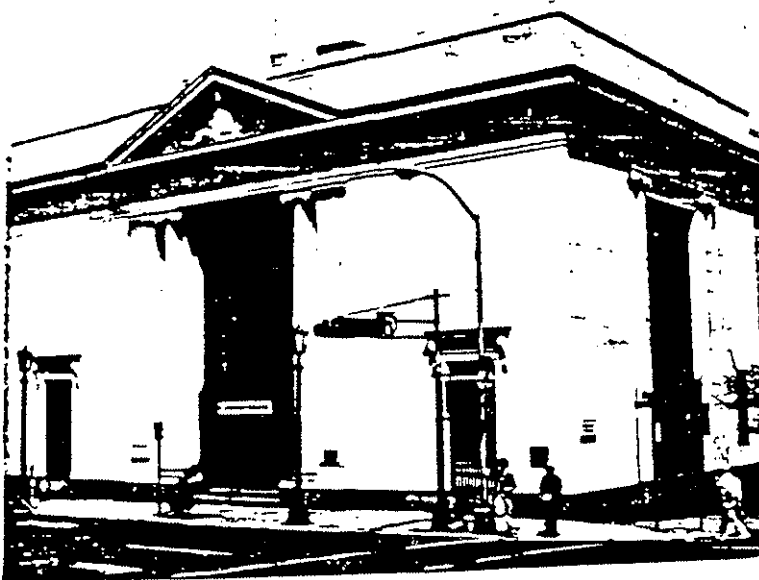
Classical pediment w/ floral relief carving & rectangular cartouche.

Pediment interrupts a parapet wall.

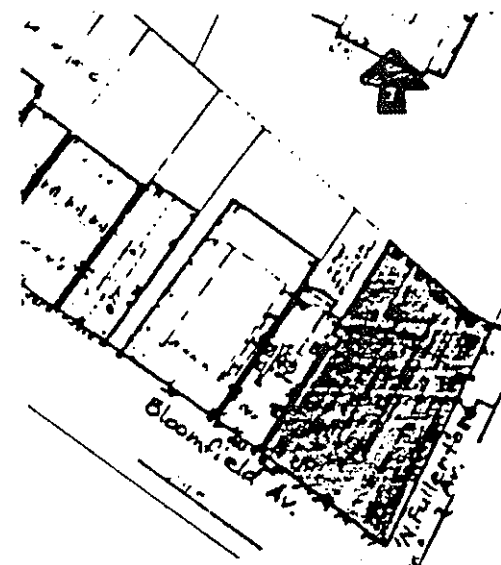
Cornice articulated by modillions & dentils.

Window on side elevation flanked by pilasters w/ Ionic capitals.

PHOTO Negative File # R37, 5



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 25' x 120'.

On corner lot in a commercial lot.

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

SIGNIFICANCE:

Distinguished example of neoclassical architecture, monumental in conception.

This was the first of 4 banks to be built adjacent to the "6 corners" within a 10 year period. A good example of the work of York & Sawyer who designed many impressive bank buildings in New York City. Paul Goldberger, architectural critic of the "New York Times", considers York & Sawyer to be one of the better eclectic architectural firms of its time.

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

REFERENCES:

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

RECORDED BY: Claudia Hart
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 575
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:
 LOCATION: 483 Bloomfield Ave., North
 MUNICIPALITY: Montclair
 USGS QUAD: Orange
 OWNER/ADDRESS: American National Bank
 See above

COMMON NAME: American National Bank-Annex
 BLOCK/LOT 2212/08; 37-1
 COUNTY: Essex
 UTM REFERENCES:
 Zone/Northing/Easting

DESCRIPTION

Construction Date: Circa 1900 Source of Date: Map of 1901
 Architect: Van Vleck & Goldsmith Builder:
 Style: Beaux Arts Classicism Form/Plan Type: Rectangle
 Number of Stories: 3 + B
 Foundation: Granite
 Exterior Wall Fabric: Limestone; rusticated.
 Fenestration: 3 bays, fixed single light glass section w/ arched transoms, 1st fl.
 2nd fl. - tall double casements w/ transoms. Top fl. - 1/1 D.H. ssh.
 Roof/Chimneys: Flat

Additional Architectural Description:

Ground floor consists of 3 arched bays w/ a central entry. Pronounced keystones are console brackets.

Second story has French windows w/ architraves surrounds and bracketed cornice.

Third story has double-hung sash windows w/ architrave, topped by cartouche at center.

Rams horn cartouches are set into pilaster capitals.

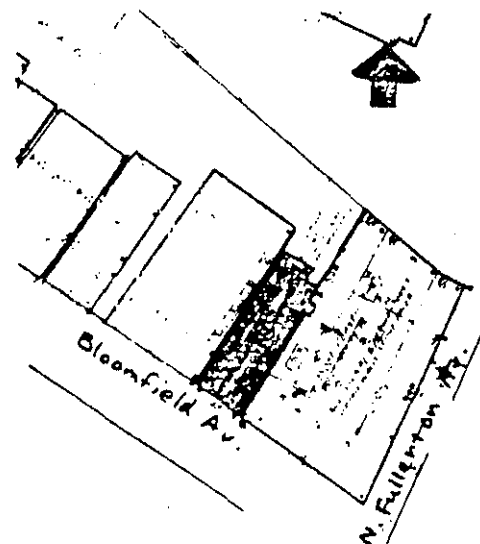
Second & third story facade framed by rusticated pilasters.

Cornice is articulated by modillions. Parapet wall above is panelled.

PHOTO Negative File # R37,6



Map (Indicate North)



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 27' x 132'
Set amid a commercial row.

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

SIGNIFICANCE:

Fine example of its style; contrasts well w/ simplicity of Neo-classical buildings to the east. One of a few examples of a commercial Beaux Arts structure in the C.B.D.

The Montclair Trust Co. occupied the ground floor of this building & the Fairfield Dairy had offices on the 2nd floor. The Fairfield Dairy also occupied a structure at 14-16 Church St. & had a delivery station at 125 Glen Ridge Ave. Steven Francisco, who commissioned this building, was the founder of the Fairfield Dairy & was an innovator in his field. He was credited w/ being the first man to sell bottled milk & also pioneered producing "certified milk" under scientific supervision. Francisco won a gold medal at the Paris Exposition for his work.

ORIGINAL USE: Commercial PRESENT USE: Bank
PHYSICAL CONDITION: Excellent [x] Good [] Fair [] Poor []
REGISTER ELIGIBILITY: Yes [x] Possible [] No [] Part of District [x]
THREATS TO SITE: Roads [] Development [] Zoning [] Deterioration []
No Threat [x] Other []
COMMENTS:

REFERENCES:

Miller, D. L., Map of the Town of Montclair, Philadelphia; D. L. Miller & Co., 1901.

RECORDED BY: Ann Pulver
ORGANIZATION: Columbia University

DATE: 4/12/80

HISTORIC NAME:	Doremus Building	COMMON NAME:	Rojeal Realty Bldg.
LOCATION:	467-69 Bloomfield Ave. (Hampton House Furniture)	BLOCK/LOT	3201/1; 37-G/34
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Rojeal Realty Co. 469 Bloomfield Ave.		Zone/Northing/Easting

DESCRIPTION

Construction Date: 1890 Source of Date: Tax Assessor

Architect: Builder:

Style: Late 19th Century Commercial w/ Art Moderne Facade Form/Plan Type: Rectangle

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Alternating horizontal bands of glazed panels (flanking windows) & textured concrete panels.

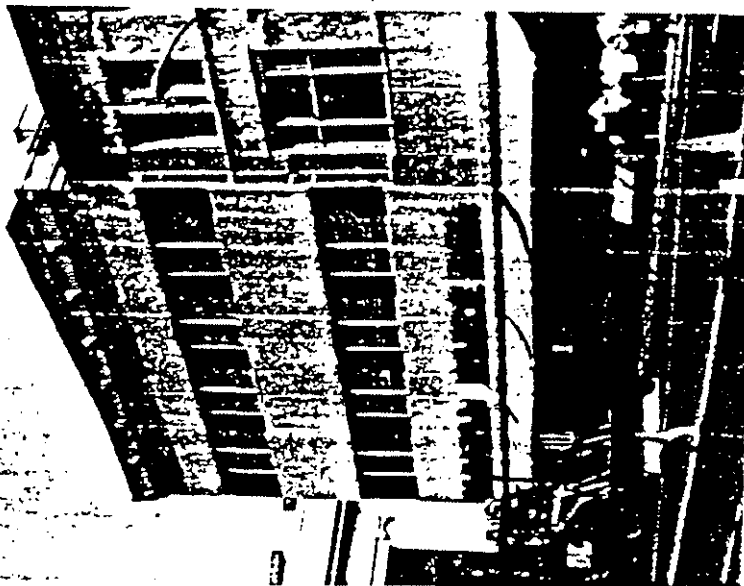
Fenestration: Second & third levels--4 bays w/ 4-light awning windows (double), first level--single-light aluminum-frame store windows w/ recessed entrance at

Roof/Chimneys: Hip roof of slate; left end of front elevation.
 three interior end chimneys (east elevation)

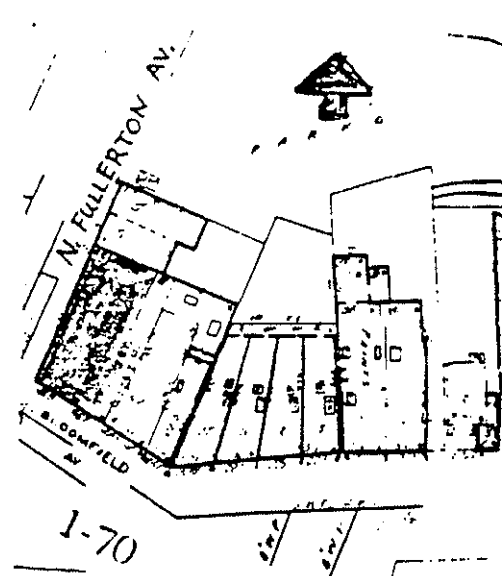
Additional Architectural Description:

This corner structure has been substantially altered: topping the street elevations is a frieze containing a geometric design (supplants original brick corbeling); glazed and concrete panels have been applied to the original fabric of brick; the original double-hung windows, embellished by rock-faced stone lintels and sills, have been removed (front & west elevations). Aluminum-frame awning windows pierce these facades presently; the existing storefront, consisting of aluminum-frame windows & double-doors, has replaced the original.

PHOTO Negative File # R32, 30



Map (Indicate North)



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--46'x 80'

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

SIGNIFICANCE:

Constructed to cover the front of the classical revival structure below, this Art Moderne facade is unique in Montclair.

The Doremus family have historically been associated with this site at the corner of the "Old Road" to Newark. In early Cranetown days, Peter Doremus opened an important dry goods store where the present building stands.

Peter's son, Philip, built a 2nd store in 1853 and later the present building in 1890. Philip Doremus was a successful merchant and active participant in community and church affairs. At one time he was probably the "Oldest person now living native-born and grown up with Montclair." In 1908 his version of the community's history was published.

For further information, see: Philip Doremus, Reminiscences of Montclair, 1908. Also see: 'Henry Whittemore, History of Montclair Township, 1894, p.p. 191-194.

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

REFERENCES:

Wiser, Ellis. Atlas of Essex County. Philadelphia. A. H. Mueller, 1906

RECORDED BY: Gary Sachau ORGANIZATION: Preservation Montclair

DATE: 8/8/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 578
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:
LOCATION: 467-469 Bloomfield Ave.

COMMON NAME: Hampton House
BLOCK/LOT 3201/01; 37-G/23

MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Rojeal Realty Co.
469 Bloomfield Ave.

COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1890

Source of Date: Tax Assessor

Architect:

Builder:

Style: Last quarter, 19th century

Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Exposed

Exterior Wall Fabric: Brick, painted; rock-faced lintels.

Fenestration: Aluminum, D.H. sash, 1/1; modern, permanently closed "picture" window on second story.

Roof/Chimneys: Flat

Additional Architectural Description:

Corbeled frieze w/ floral relief panels below cornice.

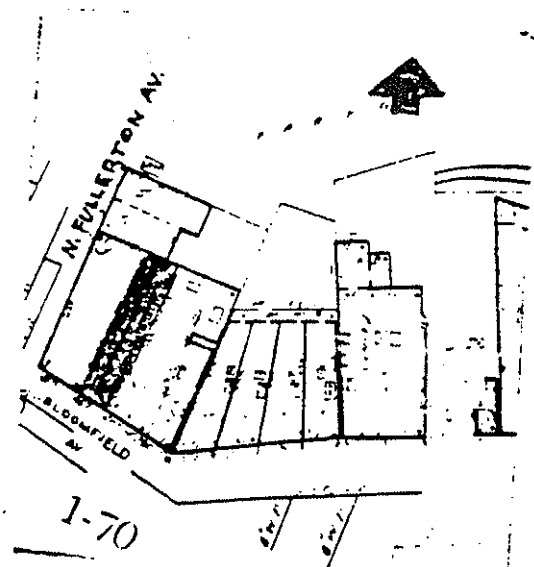
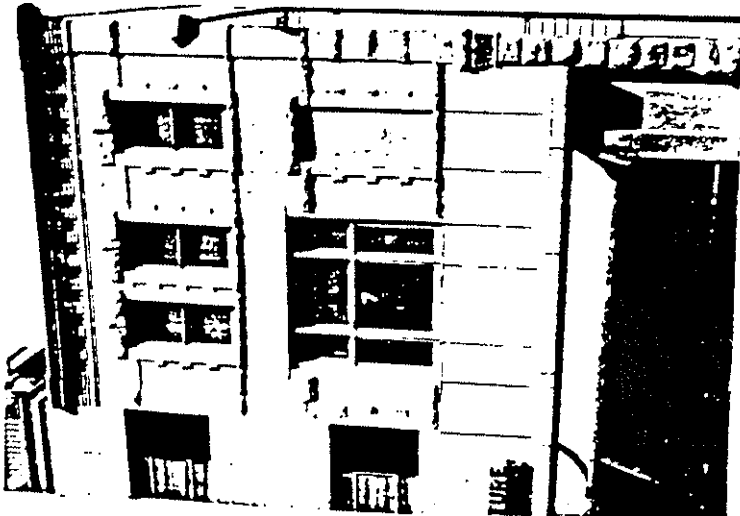
Windows have gibbs surrounds.

Facade flanked by brick pilasters w/ rock faced stone bands & corbeled capitals.

2nd floor, rt. bay, window has been blocked up.

PHOTO Negative File # R37,4

Map (Indicate North)



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

(609)292-2023

1-70

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 43' x 80'

Corner of commercial row, Bloomfield Ave. and Glenridge Ave.

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

SIGNIFICANCE:

Unusual treatment of a late 19th century commercial facade.

The rock facade & projecting cornice provide relief to an otherwise flat elevation.

Building makes an interesting contrast with the Moderne facade to the left (west).

ORIGINAL USE: Commercial

PRESENT USE: Commercial

PHYSICAL CONDITION: Excellent Good

Fair Poor

REGISTER ELIGIBILITY: Yes Possible

No Part of District

TREATS TO SITE: Roads Development

Zoning Deterioration

No Threat Other

COMMENTS:

REFERENCES:

Kiser, Ellis. Atlas of Essex County. Philadelphia: A. H. Mueller, 1906.

RECORDED BY: Claudia C. Hart
ORGANIZATION: Columbia University

DATE: 4/12/80

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building fills large corner site at intersection of Bloomfield & South Fullerton.

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

SIGNIFICANCE:

One of the finest examples of late 19th century commercial buildings on Bloomfield Avenue.

Building shows effective handling of a corner site. One of "Six Corners" discussed in the Nolan report on Montclair of 1909.

Former site of Mr. N. O. Pillsbury's flour & feed store which was destroyed by fire in 1880. The present building was built circa 1889 and served as the new location of the successful hardware & plumbing business of I. Seymour Crane. He was a founder of the fire department, member of the Town Committee, and a director of several local banks.

For further information on I. S. Crane, see: Henry Whittmore, History of Montclair Township, 1894, p. 188.

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

REFERENCES:

Miller, D. L., Map of the Town of Montclair, Philadelphia: D. L. Miller & Co., 1901.

RECORDED BY: Abby Jaroslow
ORGANIZATION: Columbia University

DATE: 4/12/80

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--30' x 140' irregular

The structure occupies the north end of the property, abutting Bloomfield Ave.

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

SIGNIFICANCE:

The late-Victorian elements in this commercial structure complement earlier-Italianate influences in the contiguous Crane Block to the right (west) of the building.

Three small stores built of hand-hewn timber formerly stood on this site & the adjacent property east. One was Philip Keller's barber shop, another was owned by George Romer, & a tobacco store occupied the third. All were destroyed by fire in 1877.

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

REFERENCES:

Pidgeon, Roger H. Atlas of Essex County. New York: E. Robinson, 1881.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #0713 5 81
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Tauriello Building
LOCATION:	440-444 Bloomfield Ave.	BLOCK/LOT	3106/4; 43-A/10
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Henry Tauriello See above		Zone/Northing/Easting

DESCRIPTION

Construction Date:	1878 (Rear Structure)	Source of Date:	Tax Assessor and Stylistics
	Present facade (c.1900) added.		
Architect:		Builder:	
Style:	Late 19th Century Commercial	Form/Plan Type:	Modified Rectangle

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: Second & third levels--6 bays with 1/1 double-hung windows; 1st level--single or double-light fixed windows, punctuated by 3 recessed entrances.

Roof/Chimneys: Shed roof w/ parapet; at least one interior end chimney.

Additional Architectural Description:

Extensive and intricate brick corbeling occurs in the parapet of this double building.

The two recessed sections (second and third stories) produce a "pierced" effect in the front facade.

A continuous label lintel surmounts the second and third-level windows in both sections.

Modifications/Alterations - New store fronts have been created through the use of scored metal sheathings, etc.

PHOTO Negative File # R56, 11

Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--39' x 135' irregular

The structure occupies the northern $\frac{1}{2}$ of the lot adjacent to Bloomfield Ave.

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

SIGNIFICANCE:

The continuous label lintels dominate the corbeled commercial facade. Simplified forms of this building type occur in many suburban towns. While the applied sheathing at store front level is unrelated to the total structure, it could be carefully removed without impairing the details below.

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

REFERENCES:

Pidgeon, Roger H. Atlas of Essex County. New York: E. Robinson, 1881. only rear structure.

Kiser, Ellis. Atlas of Essex County. Philadelphia: A. H. Mueller, 1906 for other.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 8 2
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:
LOCATION: 441 Bloomfield Avenue

COMMON NAME: Montclair Savings Bank
BLOCK/LOT 3305/02; 38-H/10

MUNICIPALITY: Montclair
USGS QUAD: Essex
OWNER/ADDRESS: Montclair Savings Bank
See above

COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1924

Source of Date: Tax Assessor

Architect:

Builder:

Style: Neo-Classical Revival

Form/Plan Type: Trapezoidal

Number of Stories: Single Story

Foundation: Granite

Exterior Wall Fabric: Limestone

Fenestration: 5 bays/ tall arched D.H. windows w/ multi-light configurations & fanlights above.

Roof/Chimneys: Gabled, copper finish.

Additional Architectural Description:

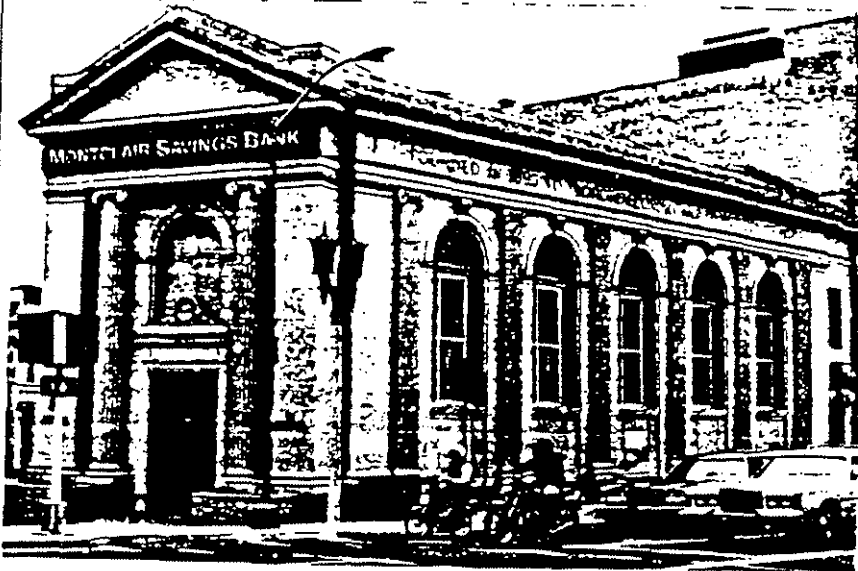
Front pediment w/ entablature below rests on two corner piers, enclosing tall Ionic columns. These articulate the entrance door w/ classical surrounds & cornice, below a recessed arch w/ central keystone.

Full entablature w/ undecorated frieze extends on three sides of building.

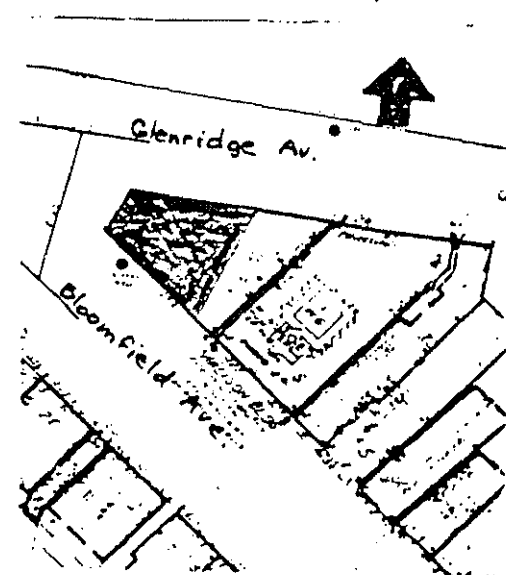
Similar large piers articulate 5 bay side elevation.

Between Ionic pilasters, recessed & arched windows have centrally placed consoles.

PHOTO Negative File # R42, 13



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Fills irregular trapezoidal site: 456' on Glenridge Avenue, 432' on Bloomfield Avenue.

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

Building marks important corner in busy downtown commercial section.

SIGNIFICANCE:

One of several Neo-Classical bank buildings built in downtown Montclair during the early part of the century.

In the triangle where the bank stands was a large wooden structure used as a hardware & plumbing shop by Mr. William Morris until 1878. This was replaced by a brick structure known as the Morris building which subsequently became the Montclair Savings Bank. It remained there until 1924 when the present bank building was erected.

See: Dr. Watkins, p. 22.

ORIGINAL USE: Bank	PRESENT USE: Bank
PHYSICAL CONDITION: Excellent [x] Good []	Fair [] Poor []
REGISTER ELIGIBILITY: Yes [x] Possible []	No [] Part of District [x]
THREATS TO SITE: Roads [] Development []	Zoning [] Deterioration []
No Threat [x] Other []	

COMMENTS:

REFERENCES:

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

RECORDED BY: Carla Hirst Wiltenburg
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 8 3
 INDIVIDUAL STRUCTURE SURVEY FORM

(609) 292-2023

HISTORIC NAME:		COMMON NAME:	Madison's
LOCATION:	427-429 Bloomfield Avenue	BLOCK/LOT	3205/02; 38-H/16
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Madison Holding Company See above		

DESCRIPTION

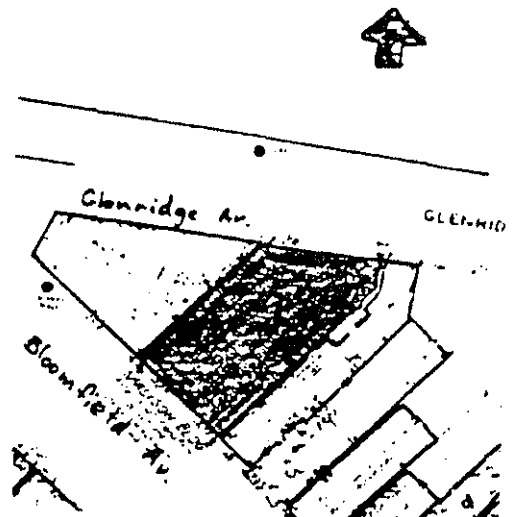
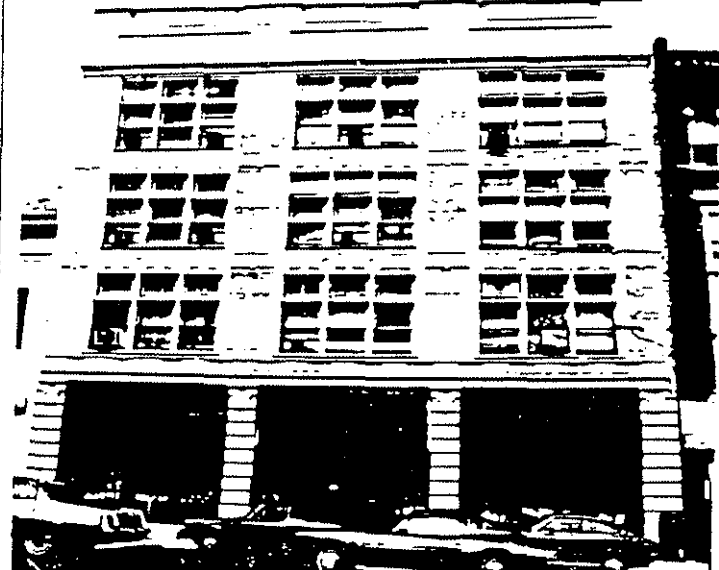
Construction Date:	1912	Source of Date:	Stylistics
Architect:	Van Vleck & Goldsmith	Builder:	
Style:	Beaux Arts Revival	Form/Plan Type:	Trapezoidal
Number of Stories:	4		
Foundation:	Stone		
Exterior Wall Fabric:	Brick w/ stone quoins & spandrels.		
Fenestration:	1/1 in sets of three w/ transom; 3 bays.		
Roof/Chimneys:	Flat w/ broken parapet; intervening iron rails.		

Additional Architectural Description:

3 bays; rusticated stone piers divide ground floor bays. quoined brick piers separate 2nd-4th floor bays.
 Heavy stone string course at 4th floor lintel level w/ brick jack arches above.
 Decorative carved stone spandrels separate floors.
 Entrance set back in center bay.
 Monogram of owner in decorative stone motif on 1st. floor quoined piers.

PHOTO Negative File # R42, 10

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Fills site. 61' x 119' lot.

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

SIGNIFICANCE:

This building, a restrained example of Beaux Arts style, was especially designed for Edward Madison & is still occupied by the same firm. Madison's was the first commercial building in Montclair to have an elevator. The interior, from floor 2 through 4 has an unusual open courtyard w/ adjacent office space.

It was designed with offices and studios and intended "to bring together an association of arts, trades and professions under the Madison roof". Edward Madison (1851-1915) founded this stationery & printing business in 1870. Prior to moving into the Madison building in 1912, it occupied 4 other locations near Montclair Center. Madison's daughter, Ida, and son, Fred, were active in the firm which changed ownership in 1915, but retains the original name. Edward Madison was active in the Methodist Episcopal Church, the Board of Education, the Y.M.C.A., the Montclair Savings Bank, and was Clerk of the Township Committee. His home was at 21 Forest St. For biographical information, see "Montclair Times", Oct. 9, 1915, Feb. 19, 1912, & July 29, 1954.

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

REFERENCES:

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

Referred to in newspaper clippings of the time as "Madison's Folly"
(Montclair Times, March 22, 1913.)

RECORDED BY: Carla Hirst Wiltenburg
ORGANIZATION: Preservation Montclair

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #0713 584
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	
LOCATION:	425 Bloomfield Avenue	BLOCK/LOT	3205/08; 38-H/17
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Essex	UTM REFERENCES:	
OWNER/ADDRESS:	Mack, Vincenzia c/o M. R. Pansulta 24 Ridgewood Avenue, Glenridge, N. J. 07028		Zone/Northing/Easting

DESCRIPTION

Construction Date: Circa 1887 Source of Data: Map of 1890

Architect: Builder:

Style: 19th century Commercial Romanesque Form/Plan Type: Rectangular
elements, Art Deco influence on street floor.

Number of Stories: 4

Foundation:

Exterior Wall Fabric: Brick w/ brownstone window trim.

Bays 1 & 2 on 2nd fl. have been crudely altered. Large arched

Fenestration: window defines bay 2. 3rd. fl. shows large window divided 3 ways,
2/2 D.H. sash in bays 1 & 2; 2/2 arched, D&H. in bays 3 & 4. 4th fl. -

Roof/Chimneys: Flat roof w/ decorative metal cornice & parapet along 1/1 in 4 bays.
east elevation.

Additional Architectural Description:

Rounded rusticated buttresses articulate top corners of the structure
above impost level of 3rd floor windows.

The modern ground floor alteration has Carrara glass storefront, set back
entrance.

Decorative metal cornice.

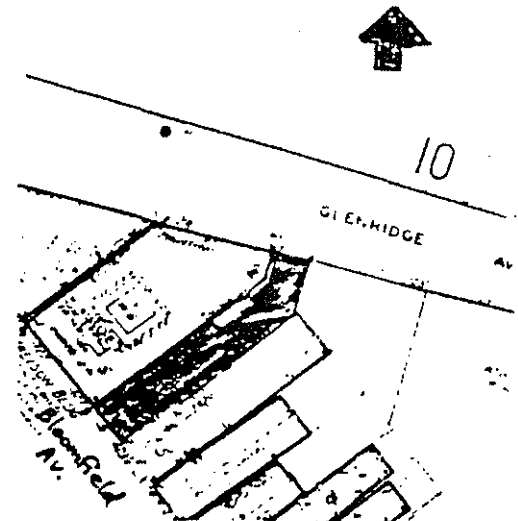
Terra cotta tiles fill wall between 4th floor arcuated windows.

Brownstone voussoirs on remaining original windows; 4th floor has semi-
circular arched windows, 2nd & 3rd floor have segmental window heads.

PHOTO Negative File # R42, E



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Fills 131'x 29' commercial lot.

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

SIGNIFICANCE:

With the Casabona Building at the corner of Lackawanna Plaza, this commercial structure is the only building left on Bloomfield Avenue reflecting the eclectic mood of the late 19th century..

The poorly carried out alterations on the 2nd & 3rd floor bays impair the integrity of the structure.

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

REFERENCES:

Robinson, E. Atlas of Essex County. New York: E. Robinson, 1890.
Photo of building appears in Report on Montclair by John Noland, 1909.

RECORDED BY: Carla Hirst Wiltenburg
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 8 5
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Massmann Building
LOCATION: 416-418 Bloomfield Ave.

COMMON NAME:
BLOCK/LOT 3106/9; 43-A/22

MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Zimmerman, Paul
537 Bloomfield Ave.

COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: Rear section of structure, c. 1870. Front section, 1909. Source of Date: Map 1881

Architect: section, 1909. Builder:

Style: Classical Revival Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: Second & third levels--3 bays with 6/1 or 8/1 double-hung windows; first level--large-light curved windows flank centrally located entrance surmounted by transom.

Roof/Chimneys: Gabled roof (asphalt shingles) with shed dormers; balustraded parapet.

Additional Architectural Description:

A stone cornice with blocks, surmounted by a balustrade, spans the front facade; the name "Massmann Building" appears here.

Denticulated bay windows flank the central bay.

A belt course of stone and an iron lintel visually separate the storefront from the upper levels.

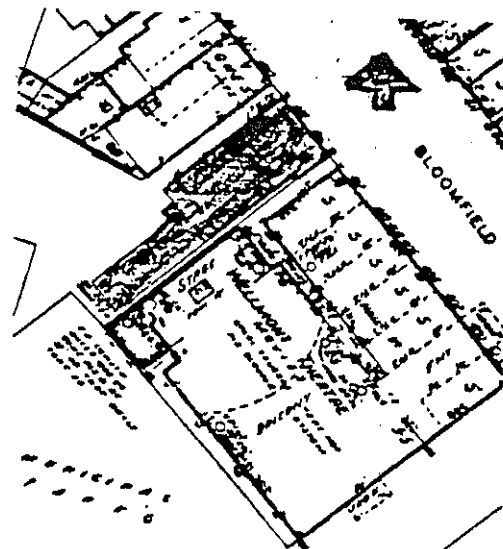
Rusticated stone quoins define the storefront edges.

Flanking the front entrance are metal-secured, curved store windows surmounted by a leaded-glass transom.

Modifications/Alterations--The balustrade is interrupted by a fire escape opening; the fire escape itself is attached to the central bay of the front elevation.

PHOTO Negative File # R56,13

Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--42' x 150'

With the rear greenhouse, this structure occupies nearly the entire lot.

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

SIGNIFICANCE:

With its thoughtfully designed storefront, this classical revival building contributes to the section of the street; one of several in the Central Business District.

The addition of a fire escape to the front elevation does not detract from the visual impact of the building; painted to match the wall behind, it integrates with the structure.

The building was originally occupied by Massman Florists, described as "Floral Artists" in the 1929 Directory. Massman Florists was a family business started by William H. Massmann, Sr., who came to Montclair from East Orange in 1908. Massmann had entire charge of the floral arrangements for the wedding of Mr. & Mrs. Thomas Alva Edison. He was also a collector of orchids. William Massmann, Jr., took over the business in 1920; his three sisters were also involved.

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

REFERENCES:

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

Pidgeon, Roger H. Atlas of Essex County. New York: E. Robinson, 1881.

"Montclair Times", Nov. 19, 1949, p. 6.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--25' x 120'

The structure occupies the southern 1/2 of the lot along Bloomfield Ave.

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

SIGNIFICANCE:

Very typical commercial facade using simple store surface details & continuous corbeling below the parapet.

One of several in Montclair.

The added fire escape does not contribute to the building. It is possible that the scored metal panels on the store fronts could be removed.

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

REFERENCES:

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

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/10/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 8 7
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Sablon Antiques
LOCATION:	411 Bloomfield Avenue	BLOCK/LOT	3205/08; 38-H/22
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Essex	UTM REFERENCES:	
OWNER/ADDRESS:	Sablon, William A. & Edwinna W. 2 Glen Road, Roseland, N. J.		Zone/Northing/Easting

DESCRIPTION

Construction Date: Circa 1886 Source of Date: Map of 1890

Architect:

Builder:

Style: Vernacular late 19th century w/
minor Queen Anne elements Form/Plan Type: Rectangle

Number of Stories: 2½

Foundation: Stone

Exterior Wall Fabric: Clapboard w/ imbricated shingles in gable end.

Fenestration: 12/2 double-hung on 2nd floor, paired 1/1 double-hung below projecting
gable peak. 2 multi-light bays at shop floor level.

Roof/Chimneys: Gable w/ asphalt shingles.

Additional Architectural Description:

3 bays; ground floor shop fronts altered w/ multi-light bay windows.

Entrance set back (off center) in central bay.

Wood string course supported w/ brackets separates 1st & 2nd floors.

Overhanging pediment w/ sunburst motif at gable peak projects over paired
attic windows.

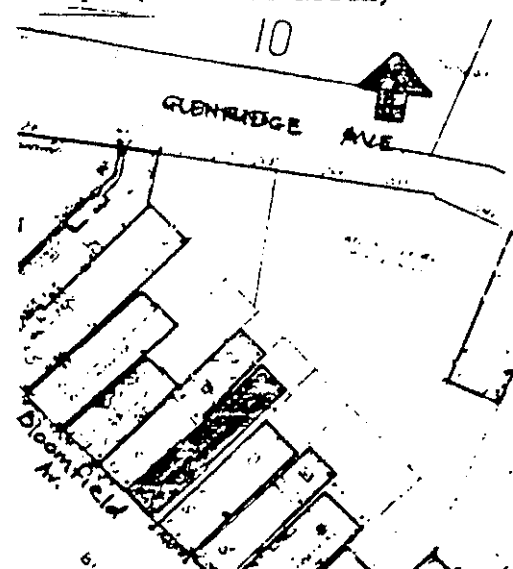
Panelled shutters on 2nd floor & attic windows.

Alterations: while shop-front bays do not reflect the correct style of
architecture, the overall effect of this commercial/residential store front con-
tributes to the streetscape.

PHOTO Negative File # R42, 5



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building fills 35' x 117' lot to sidewalk.

Small rear yard & narrow alley to right of store.

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

SIGNIFICANCE:

One of a few late 19th residential/store combination buildings left on Bloomfield Ave.

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

REFERENCES:

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

RECORDED BY: Abby Jaroslow **DATE:** 4/12/80
ORGANIZATION: Columbia University

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 8 8
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: COMMON NAME: Wellmont Theater
 LOCATION: 398-408 Bloomfield Avenue BLOCK/LOT 3106/10; 43-A/24
 MUNICIPALITY: Montclair COUNTY: Essex
 USGS QUAD: Orange UTM REFERENCES:
 OWNER/ADDRESS: Wellenbrink Zone/Northing/Easting
 c/o Wellmont Op. Co.
 400 Bloomfield Avenue, Montclair, N. J. 07042

DESCRIPTION
 Construction Date: 1921 Source of Date: Tax Assessor

Architect: Reilly & Hall Builder:
 Style: Georgian Revival Form/Plan Type: Square

Number of Stories: 3

Foundation:

Exterior Wall Fabric: Brick, ground floor is painted.

Fenestration: D.H. sash/ 8/12 2nd floor, 8/8 above

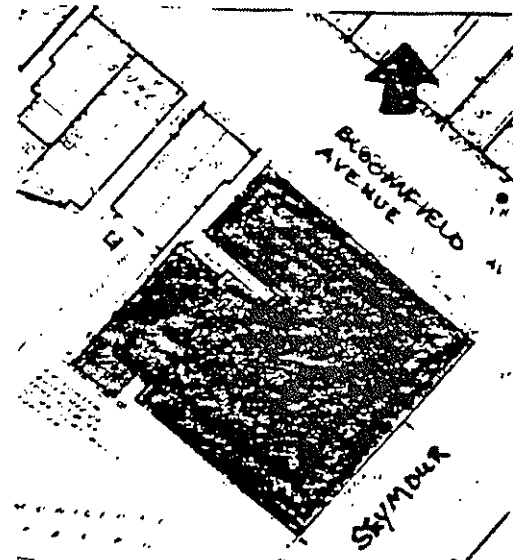
Roof/Chimneys: Gable; asphalt shingles; double chimneys at each end.

Additional Architectural Description: Fourteen bays.
 Second floor windows in recessed arches w/ decorative stone key-stones.
 Flaired lintels w/ regularly spaced contrasting stones.
 Heavy cornice has paired dentils surmounted by brick parapet wall.
 Contrasting stone, flush string course at sill level.
 Ground floor store fronts are irregular & altered.
 Building entrance at bays 3 & 4.
 Decorative polychromed brick work.
 Shallow niches in place of 2nd floor windows, bays one & fourteen.
 Alterations: Modifications to the street level store fronts are non-
 structural & mainly involve overlaid plastic panels & other sign detailing
 which are easily reversible, except for application of dark blue paint which
 would be difficult to remove.

PHOTO Negative File # R42, 5



Map (Indicate North)



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

(609)292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building fills 150' x 155' corner lot.

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

SIGNIFICANCE:

Built in a more conservative architectural style, with a simpler plan, this combined theater/storefront/office complex was built in the same year as the Hinck Building (1921).

The alterations to the storefronts do not impair the integrity of the structure.

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

REFERENCES:

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

RECORDED BY: Abby Jaroslow
ORGANIZATION: Columbia University

DATE: 4/12/80

(609)292-2023

HISTORIC NAME:		COMMON NAME:	Master Building
LOCATION:	403-405 Bloomfield Ave.	BLOCK/LOT	3205/11; 38-H/25
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Simon Master (estate) 36 N. Willow St.		

DESCRIPTION
 Construction Date: 1922 Source of Date: Tax Assessor

Architect: Builder:
 Style: Early 20th Century Commercial Form/Plan Type: Rectangular

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: Second level--2 bays, 6/1 double-hung paired windows; first level--single-light store windows punctuated by 3 recessed entrances.

Roof/Chimneys:

Additional Architectural Description:

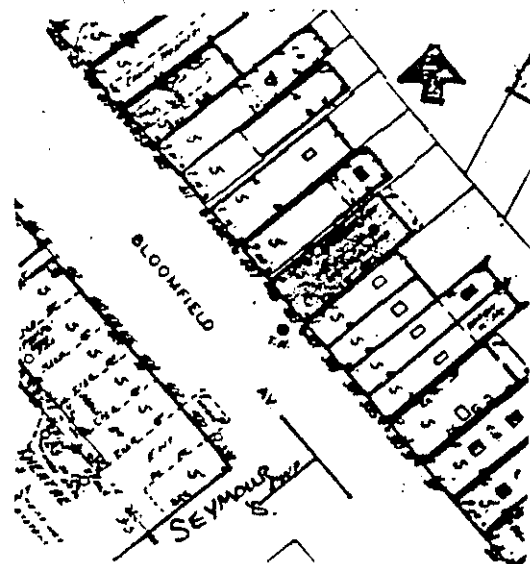
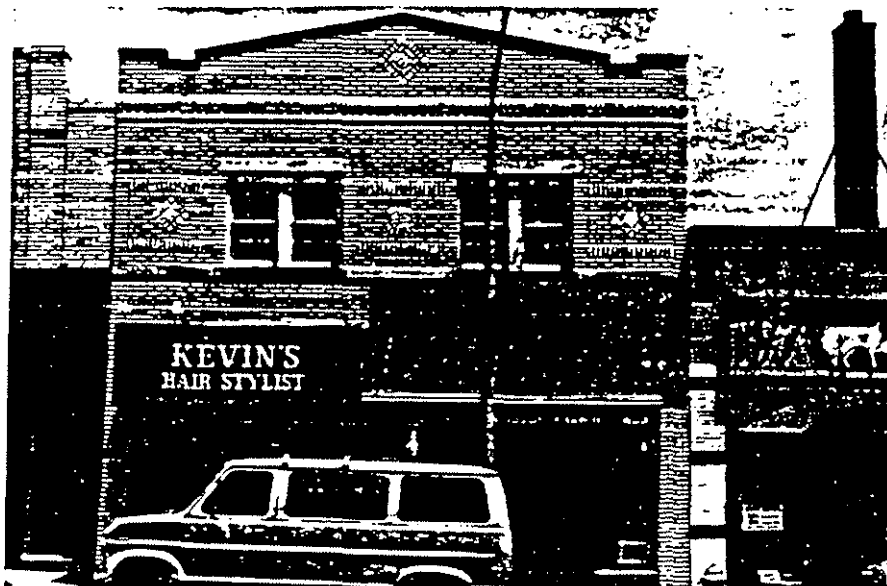
Although this structure is essentially unembellished, there are decorative brick panels which occur in the parapet and on the second level adjacent to the paired windows; in addition, a band of corbeled brick spans the building above the second story.

The store windows (first level) rest on granite-clad bases.

Modifications/Alterations - Transoms and brick work are concealed by intrusive signage.

PHOTO Negative File # R52, 11

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--29' x 120'

This structure occupies the southern 2/3 of the lot adjacent to Bloomfield Ave.

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

SIGNIFICANCE:

A modest commercial facade w/limited detail; other versions of this building appear on Bloomfield Ave.

The intrusive signage is easily removed.

Land to rear of this property owned by N. R. Dodd (see form on #375 to #377 Bloomfield Ave.).

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

REFERENCES:

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

RECORDED BY: Abby Jaroslow
ORGANIZATION: Columbia College

DATE: 4/12/81

HISTORIC NAME:
 LOCATION: 387 Bloomfield Ave.

COMMON NAME: Wax Building
 BLOCK/LOT 3205/14; 38-H/32

MUNICIPALITY: Montclair
 USGS QUAD: Orange

COUNTY: Essex

OWNER/ADDRESS: Herbert Wax
 385 Bloomfield Ave.

UTM REFERENCES:
 Zone/Northing/Easting

DESCRIPTION

Construction Date: 1928 Source of Date: Tax Assessor

Architect: Builder:

Style: Early 20th Century Commercial Form/Plan Type: Rectangular

Number of Stories: 1

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: A symmetrical configuration consisting of single-light fixed windows flanking the recessed entrance.

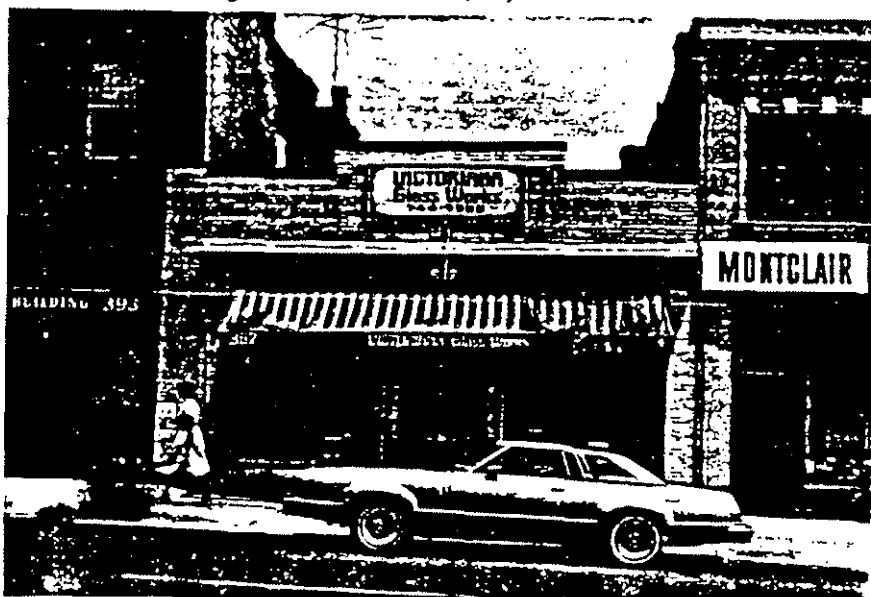
Roof/Chimneys: Flat roof with parapet

Additional Architectural Description:

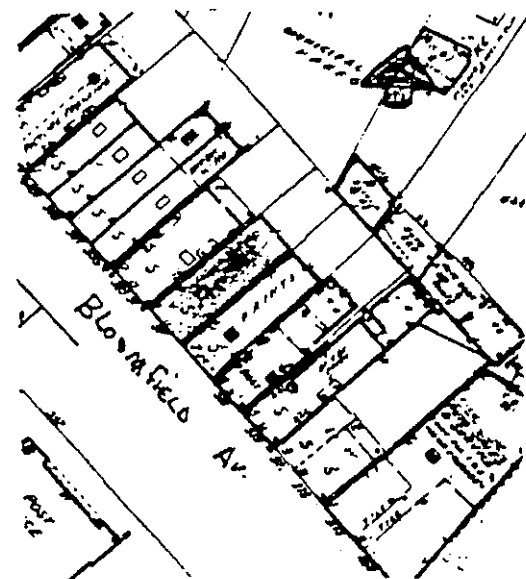
Ornamentation and embellishments are lacking in both the cornice and the facade.

Flanking the entrance are Eastlake porch posts which have been introduced to the structure in recent years.

PHOTO Negative File #R52, 10



Map (Indicate North)



DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF PARKS AND FORESTRY
 OFFICE OF HISTORIC PRESERVATION, 109 WEST STATE STREET, TRENTON, NEW JERSEY 08625
 (609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size 25' x 120'

The structure occupies the southern 2/3 of the lot which abuts Bloomfield Ave.

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

SIGNIFICANCE:

A modest one-story commercial storefront, one of several on Bloomfield Ave.

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

REFERENCES:

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

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/9/80

HISTORIC NAME: A. R. Gianetti Bldg.
 LOCATION: 379 Bloomfield Ave.

COMMON NAME: 379 Bloomfield Ave., Inc. Bldg.
 BLOCK/LOT 3205/17; 38-H/36

MUNICIPALITY: Montclair
 USGS QUAD: Orange
 OWNER/ADDRESS: 379 Bloomfield Ave., Inc.
 See above

COUNTY: Essex
 UTM REFERENCES:
 Zone/Northing/Easting

DESCRIPTION

Construction Date: 1926 Source of Date: Building stone in peak

Architect: Builder:

Style: Early 20th century Commercial Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Corrugated/scored metal sheets; second & third levels -
 brick (patterned, but primarily running bond).

Fenestration: Second & third levels--2 bays, 1/1 double-hung triple windows; first
 level--entrances (2) left of center, 6-light fixed wood window at right (east) end.

Roof/Chimneys: Flat roof with parapet.

Additional Architectural Description:

A stone cornice supported by three brackets extends across the front of the building at the base of the parapet.

The third level contains triple windows which are surmounted by decorative stucco panels defined by segmental relieving arches.

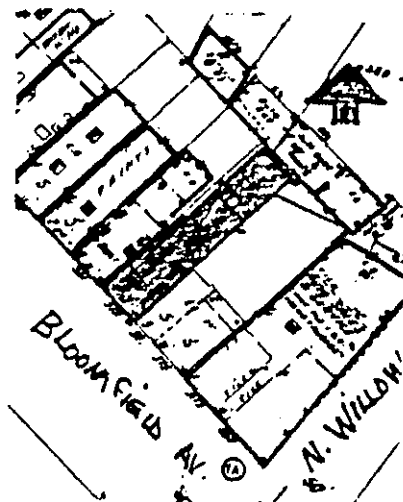
Spandrels of decorative brick work are situated between the second and third story aperture.

Modifications/Alterations--The first level is clad in corrugated/scored metal sheets pierced by a contemporary window and doors.

PHOTO Negative File # R52, 8



Map. (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--25' x 120' irregular

The structure occupies approximately 90% of the lot and is front biased.

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

SIGNIFICANCE:

This 2-story structure is a more elaborate version of #314-32 on the north side of Bloomfield Ave.

The synthetic cladding on the store front impairs the integrity of the building fabric.

ORIGINAL USE: Commercial/Residential	PRESENT USE: Commercial/Residential
PHYSICAL CONDITION: Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/> Poor <input type="checkbox"/>
REGISTER ELIGIBILITY: Yes <input checked="" type="checkbox"/> Possible <input type="checkbox"/>	No <input type="checkbox"/> Part of District <input checked="" type="checkbox"/>
THREATS TO SITE: Roads <input type="checkbox"/> Development <input type="checkbox"/>	Zoning <input type="checkbox"/> Deterioration <input type="checkbox"/>
No Threat <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
COMMENTS:	

REFERENCES:

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

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 7/9/80

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

0713 592

(609) 292-2023

HISTORIC NAME:		COMMON NAME:	Augusta Building
LOCATION:	375-377 Bloomfield Ave. (375)	BLOCK/LOT	3205/18; 38-H/37
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Joseph & Mary Ann Augusta 72 George St., Bloomfield N. J. 07003		Zone/Northing/Easting

DESCRIPTION

Construction Date: circa 1865. Source of Date: Map of 1871

Architect: Builder:

Style: Mid 19th century vernacular Form/Plan Type: Rectangle

Number of Stories: 2½

Foundation: Brick

Exterior Wall Fabric: Aluminum siding, perma-stone
 Second & third levels--3 bays w/ 1/1 double-hung windows (primarily

Fenestration: double windows); first level---- aluminum-frame store windows punctuated by three recessed entrances.

Roof/Chimneys: Gable roof w/ asphalt shingles; one interior end chimney (east side).

Additional Architectural Description:

A cross-gable, containing a single window, is located in the central bay.

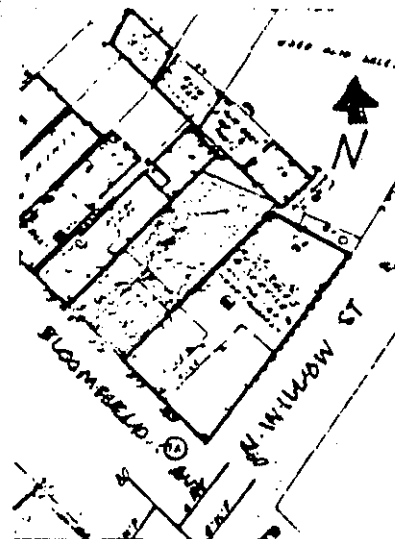
A hooded oriel window is situated in the central bay on the second level.

Modifications/Alterations--Aluminum siding has been applied to the original clapboard - the trim has also been covered with aluminum; new storefronts, consisting of aluminum frame windows surrounded by a sheathing of perma-stone, have been introduced to the structure (store level originally of brick).

PHOTO Negative File #R32, 26



Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--123' 41'

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

SIGNIFICANCE:

One of the few former mid-19th century residential/storefronts left on Bloomfield Ave.

Aluminum siding obliterates all traces of early details on the upper floors. Store front alterations detract from the integrity of the building.

The 1871 map indicates house was once one of the residences of N. R. Dodd who ran a stage between Newark & Montclair before the railroad was built. Dodd owned most of the property along the turnpike & Old Road west of North Willow St. See Dr. Watkins biographical reference, p.p. 37-38.

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

REFERENCES:

Hughes, James. Map of Bloomfield, Montclair & Belleville, 1871.

RECORDED BY: Gary Sachau
ORGANIZATION: Preservation Montclair

DATE: 8/8/80

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

HISTORIC SITES INVENTORY NO. 0713 6 1 6

HISTORIC NAME:
LOCATION: 40-46 Church Street
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Church Street, Inc.
46 Church Street

COMMON NAME: Hall Building
BLOCK/LOT: 2206/02; 42-E/20
COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1925
Architect: Holmes & Von Schmid
Style: Commercial Tutor
Number of Stories: 2
Source of Date: Tax Assessor
Builder:
Form/Plan Type: Rectangular

Foundation:

Exterior Wall Fabric: Brick & concrete w/ concrete trim. English bond brick.
Fenestration: Casements w/ lead muntins & segmental arched storefront windows.
Roof/Chimneys: Flat w/ parapet

Additional Architectural Description:

This nearly symmetrical, ten-bay building has large storefront windows set in the concrete first floor & leaded glass casements in series of 2 or 3 in the brick of the 2nd floor.

On the first floor, a central round-arched entrance is flanked by windows w/ an ogee curve at the upper corners, then small entrances topped by segmental arches, & 2 large store windows w/ segmental arches & gothic tracery trim in the arch.

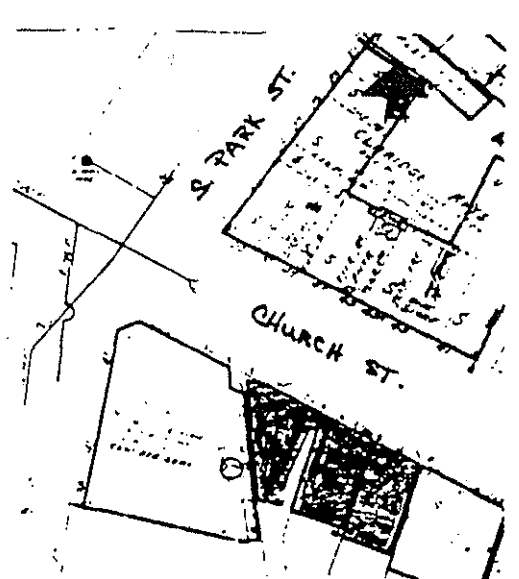
On the second floor, there is a concrete oriel above each of the 2 segmental arch entrances. The series of casements on this floor are separated from each other & their leaded glass transoms (some w/ segmental arches) by concrete mullions.

Concrete quions trim the window series, oriels, & corners of the building. Building topped by a balustrade, battlements, & brick front over central 3 bays. 2-story octagonal turret w/ casements & bell cast roof to west.

PHOTO Negative File No. R38, 24



Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Addition extends to the south of the original church on the same site.

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

SIGNIFICANCE:

In many ways, this building conforms more correctly to the Romanesque style than the original church. The details are less ostentatious & the decorative tile work gives a light & colorful air to the building.

The interior of this addition is richly decorated & Robert Webb, Jr., was in charge. Romano Bros. of New York made the furniture & the stained glass is from the studio of Clement Heaton. Building was completed during the depression & provided employment for many craftsmen when such jobs were very scarce.

Dwight James Baum was the architect of this building, & he had also designed the major alteration of the church which was completed in 1928. Baum is the architect of Ca'd'Zan in Sarasota, Florida -- the flamboyant home of the "Circus King", John Ringling (now the John and Mable Ringling Museum of Art).

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

COMMENTS:

The church and this addition merit an individual nomination to the National Register.

REFERENCES

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

See also the archives of the First Baptist Church.

RECORDED BY: Eleanor M. Price DATE: 11/10/80
 ORGANIZATION: Preservation Montclair

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

HISTORIC SITES INVENTORY NO.

0713 617

HISTORIC NAME: Claridge Apartments
LOCATION: 39-51 Church Street (at corner of South Park).

COMMON NAME: 45 Church Street
BLOCK/LOT 2206/02; 42-E/20

MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Church Street Association
46 Church Street, Montclair, N. J. 07042

COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1925

Source of Date: Tax Assessor

Architect:

Builder:

Style: Renaissance Revival

Form/Plan Type: Trapezoid

Number of Stories: 6

Foundation:

Exterior Wall Fabric: Ground floor: terra-cotta blocks. Upper stories: buff brick laid in running bond.

Fenestration: D.H. windows at the upper floors while commercial windows are used at ground floor.

Roof/Chimneys: Flat roof behind a narrow, false mansard sheathed w/ clay tiles.

Additional Architectural Description:

Main entrance on Church St.; this facade has 5 structural bays.

Some windows are framed by terra-cotta window surrounds, comprised of round arches supported by rope molding colonettes.

Terra cotta cornice & belt coursing.

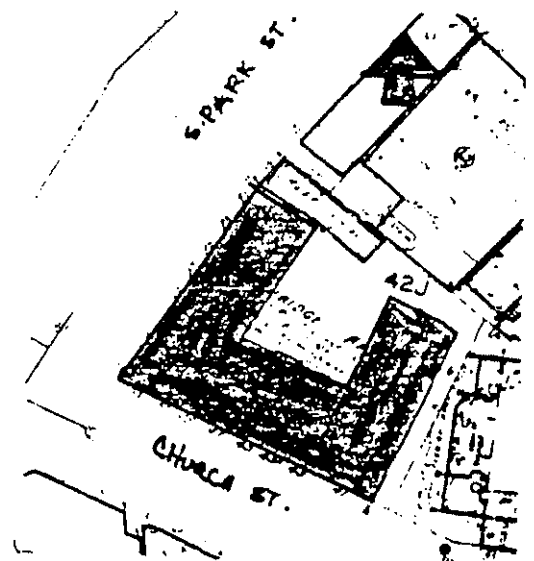
Egg & Dart molding runs along both sides of building, below street level string course.

Main entrance below decorative arch w/ rope-molded colonettes w/ composite capitals. The deep frieze running below the roof cornice has alternating console brackets & heraldic emblems.

PHOTO

Negative File No. R38, 25

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Freestanding, set back on its lot. With the building to the west, the property extends 168' along Church Street and 118' along Valley Road to the north.

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

SIGNIFICANCE:

While the main facade reflects the shingle style, the east side elevation with its sweeping roof, dark brackets and clipped gable dormers suggest the craftsman era.

The cottage quality of the building makes an interesting contrast to the more formal Romanesque Revival First Baptist Church opposite. The modest front facade is deceiving for the church has been enlarged through the years with additions to the rear.

An article in "Ladies Home Journal" in 1914 featured this church. It was called "An Effective Suburban Church" for it was instrumental in establishing children's homes, day nurseries, penny provident societies, etc. Later this same congregation began the Unity Institute. Montclair residents today enjoy concerts and a travel film series sponsored by the Institute.

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

COMMENTS:

REFERENCES

Kiser, Ellis. Atlas of Essex County. Philadelphia: A. H. Mueller, 1906.
Program from a "Candlelight House Tour", sponsored by the Unitarian Church, Dec. 6, 1981.

RECORDED BY: Susan Harris
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES

HISTORIC PRESERVATION SECTION

INDIVIDUAL STRUCTURE SURVEY FORM

0713 6 1 8

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:
LOCATION: 28-30 Church Street
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Kenneth Realty Company
175 Market St., Suite 307
Paterson, N. J.

COMMON NAME:
BLOCK/LOT 2206/04; 42-E/30
COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1935 Source of Date: Tax Assessor

Architect: Builder:

Style: Art Deco Form/Plan Type: Trapezoid

Number of Stories: 1

Foundation:

Exterior Wall Fabric: Black Marble & Limestone Veneer.

Fenestration: Storefront windows

Roof/Chimneys: Flat roof

Additional Architectural Description:

This modern commercial building is symmetrical. The recessed central section is flanked on each side w/ two projecting bays defined by black marble grooved curved piers.

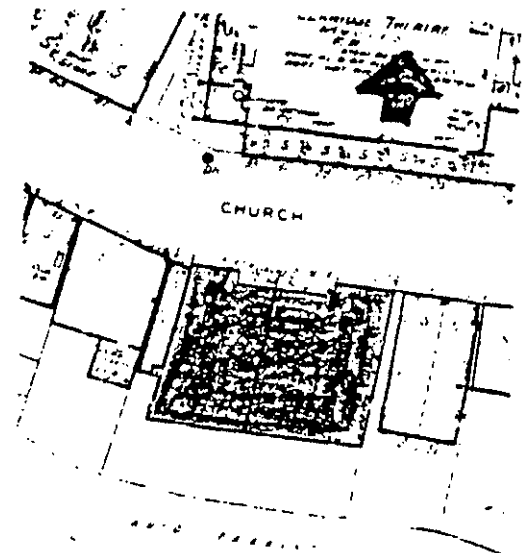
Strong horizontality is maintained by the smooth stretches of limestone veneer above the storefront windows.

The entrance itself is recessed, and it contains bands of marble.

Metal panel w/ combination zig-zag/sunburst motif runs below the storefront transoms on side bays & continues at the edge of a projecting canopy that curves to flank the entrance.

PHOTO Negative File No. R35, 2E

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Attached building occupies 3/4 of lot.

Lot size: 108' x 138'.

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

SIGNIFICANCE:

A pleasant example of the Tudor style adapted to 20th century use.

The detailing in the store-front windows is exceptional.

Unique in the Central Business District, the building contributes to the variety of buildings on Church St.

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

COMMENTS:

REFERENCES:

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

RECORDED BY: Susan Harris
ORGANIZATION: Columbia University

DATE: 4/12/80

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

0713 6 1 9

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:
LOCATION: 24-26 Church Street
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: Casabonq, Al & Mary
65 South Mountain Avenue

COMMON NAME:
BLOCK/LOT 2206/05; 42-E/31
COUNTY: Essex
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: c. 1895
Front facade: 1929
Source of Date: Stylistics
Architect: Builder:
Style: Jacobean Revival
Form/Plan Type: Rectangle
Number of Stories: 3½
Foundation:
Exterior Wall Fabric: A veneer consisting of limestone at the first story & red brick laid in English bond at the upper floors.
Fenestration: Commercial windows at first floor; casement windows at upper stories.
Roof/Chimneys: Gable roof behind store parapet; slate finish.

Additional Architectural Description:

Symmetrical, 4 bay composition divided horizontally into 3 parts which are defined by limestone belt courses.

Upper floor windows are trimmed w/ limestone quoins; second floor windows have label lintels as well.

Ground floor windows have segmental arched openings.

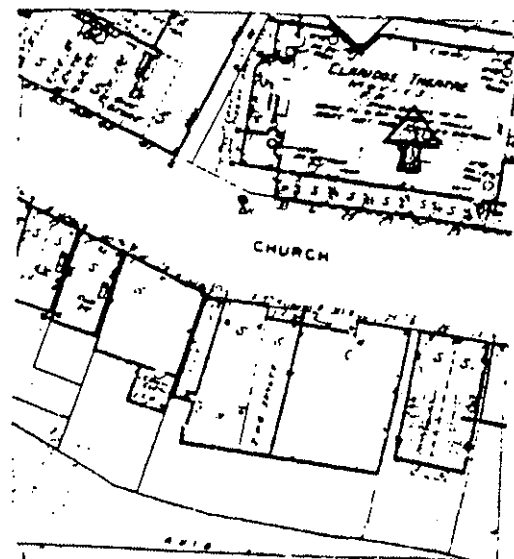
A central flat arched doorway housing a set of modern glass doors is crowned by a quatrefoil window.

At the attic, the facade is further enriched by brickwork laid in a decorative fashion.

Alterations/Modifications: The present Jacobean front was added in 1925.

PHOTO Negative File No. R3E, 30

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building sited on corner lot which extends 60' along Church St. & 150' north of South Park St.

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

SIGNIFICANCE:

There is a distinctive Mediterranean flavor to this large apartment block which dominates the north-east corner of Church St. & South Park St.

While the red tile roof & glazed panels reflect the character of the Hinck building nearby, there is an overscaled quality to the building that completely overshadows the 2-story commercial structures opposite.

Good of its kind; unique in Montclair.

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

COMMENTS

REFERENCES:

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

RECORDED BY: Edward T. Mohylowski
ORGANIZATION: Columbia University

DATE: 4/12/80

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

0713 620

HISTORIC SITES INVENTORY NO.

HISTORIC NAME: Hinck Building
LOCATION: 3 - 31 Church Street

COMMON NAME: Hinck Building
BLOCK/LOT 2207/05; 42-J/80

MUNICIPALITY: Montclair, N. J.
USGS QJAD: Orange
OWNER/ADDRESS: Church St., Inc.
c/o E. B. Hinck, 484 Bloomfield Avenue, Montclair, N. J. 07042

COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1921 Source of Date: Tax Assessor

Architect: William Lehmann Builder:

Style: Mission Form/Plan Type: Triangular

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Stucco w/ wood trim/glazed tile detail.

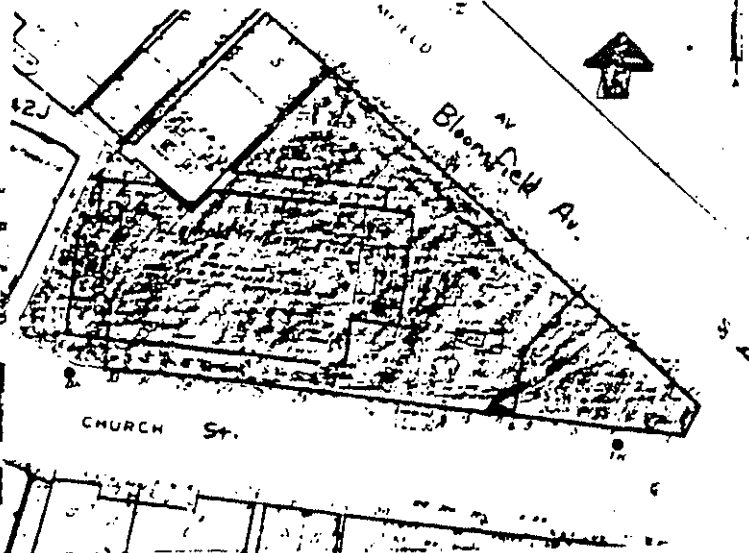
Fenestration: 1st floor: commercial. 2nd floor: D.H., tripartite serial/multi-light.

Roof/Chimneys: Clay tile mansard; towers have pyramid roof w/ clay tiles. Copper flashing.

Additional Architectural Description: A one-story wing, w/ overhead broken scrowled pediment & central cartouche defines the corner facade of this triangular commercial complex which extends 15 bays north & south. Below the pediment a glazed panel reads "Hinck Building". Broad Doric pilasters w/ overhead segmental arches mark the store front bays on the north elevation; these arches are replaced by lintels on the south side. A string course w/ decorative classical motif wraps around the entire building below the 2nd floor windows. Short, square twin turrets project slightly from the main facades & flank north & south entrances. Slender columns w/ foliated capitals form recessed arched niches which break the turret elevations on the 2nd fl. w/ glazed tile cartouches on either side of the entrance doors below. Glazed tile panels, showing a foliated design w/ heraldic motifs, mark the spandrels below the 2nd fl. windows (flanking both entrances), which are articulated by small piers surmounted by colorful glazed urns. The end bay, & central windows on both elevations show similar details.

PHOTO Negative File No. R38,33

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 113' x 117'.

This building is located in the heart of the Church St. commercial block. It is attached on west side; there is an alley to Crescent parking on the east.

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

SIGNIFICANCE:

Built 5 years later than #18-22 to the east, this low spreading commercial building is extravagantly finished w/ marble & limestone v neer.

One of two Art Deco commercial structures on Church Street.

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

COMMENTS:

REFERENCES:

Sanborn Map Company. Insurance Maps of Montclair, 1969.

RECORDED BY: Kathleen Sullivan
ORGANIZATION: Columbia University

DATE: 4/12/80

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

0713 621

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:		COMMON NAME:	
LOCATION:	18-22 Church Street	BLOCK/LOT	2206/06; 42-E/34
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Joe Novinski 22 Breck Place, W. Orange, N. J.		

DESCRIPTION

Construction Date:	1930	Source of Date:	Tax Assessor
Architect:		Builder:	
Style:	Art Deco	Form/Plan Type:	Rectangular
Number of Stories:	2		
Foundation:			
Exterior Wall Fabric:	Concrete w/ granite aggregate.		
Fenestration:	Commercial storefront & multi-paned casements above.		
Roof/Chimneys:	Flat		

Additional Architectural Description:

This eight bay building would be symmetrical except for an additional bay on one side. This may be a later addition, considering the direction of the stepped carving described below.

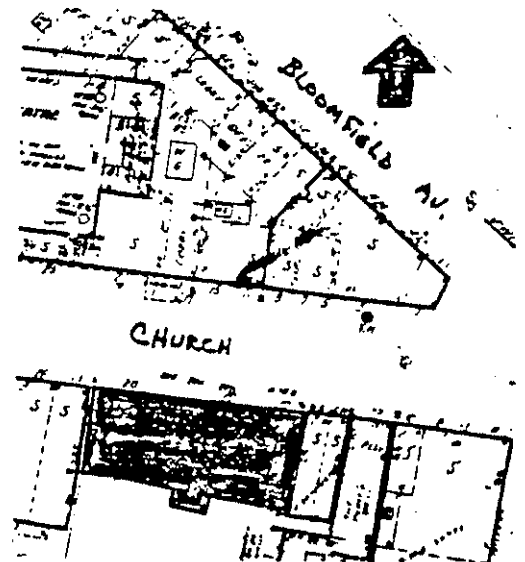
It is a simple rectangular building w/ a 2-story recessed entrance, surrounded by simple carved vertical parallel lines.

The spandrel between the door within the recess & the window above it is decorated w/ bas-relief carving.

Each bay has a storefront on the 1st floor & a square of casement windows on the 2nd. Each bay is separated by a 2-story high carving of vertical lines. Like the carving at the entrance, they end in a stepped motif which is typical of the style.

PHOTO Negative File No. R38, 32

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building takes up entire 44' x 117' lot.

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

SIGNIFICANCE:

A successful interpretation of the Jacobean Revival style. The brick facade was added to a former warehouse building in the 20's. The carefully designed storefront windows and mellow brickwork contrast sharply with the geometric lines of the Art Deco buildings on either side.

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

COMMENTS:

REFERENCES:

Kiser, Ellis. Atlas of Essex County. Philadelphia: A. H. Mueller, 1906.

RECORDED BY: Edward T. Mohylowski
ORGANIZATION: Columbia University

DATE: 4/12/80

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

HISTORIC SITES INVENTORY NO.

0713 7 4 5

HISTORIC NAME:
LOCATION: 22 South Park Street
MUNICIPALITY: Montclair
USGS QUAD: Orange
OWNER/ADDRESS: G.S. Aiello, Jr.
112 S Park St. Corp.
See above

COMMON NAME: Wedgewood Building
BLOCK/LOT: 2208/16; 42-B/89
COUNTY: Essex
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1926-27 Source of Date: Tax Assessor

Architect: Frank Grad Associates, Newark, N.J. Builder:

Style: Beaux Arts Commercial Form/Plan Type: Irregular Trapezoid

Number of Stories: 2 w/ 3 story center section.

Foundation:

Exterior Wall Fabric: Base: Polished Granite
Facade: Glazed terra cotta (resembles ashlar granite).

Fenestration: 1st fl.; commercial storefront windows; 2nd fl.; tripartite commercial windows,
semi-circular windows over 2 rectangular windows within 3 full story semi-circular arches (center block).

Roof/Chimneys: Flat roof.

Additional Architectural Description:

This 2 story commercial building is an entire block long. The entrance bay of the building is located in the center of the block & is flanked on either side by multi-bay wings.

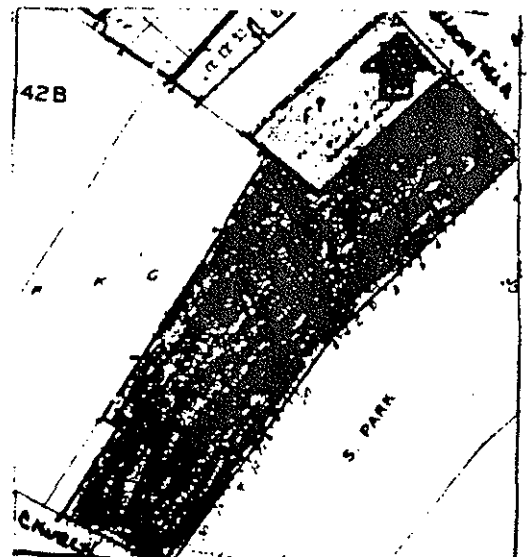
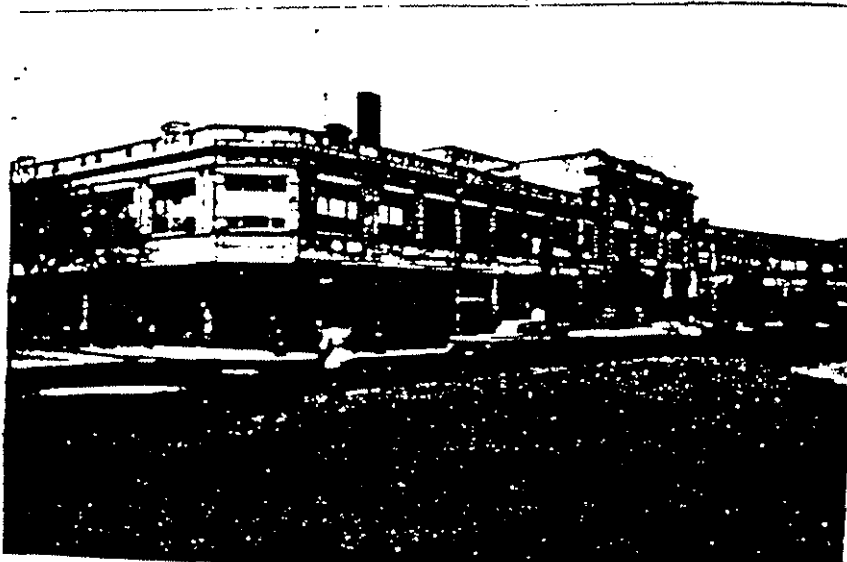
The entrance pavillion is divided into 3 bays which are defined on the 2nd story by Corinthian pilasters & full story semi-circular arches.

The entire building is topped by an architrave, frieze, cornice, & balustrade.

Four square plaques w/ shields & olive swags rise from the balustrade on both sides of the center block & at the corners. A central panel of the balustrade over the main pavilion shows traces of lettering w/ the words "Post-Office".

PHOTO Negative File No. R38, 35-

Map (Indicate North)



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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The building is situated in the downtown business district of Montclair; it is an entire block long.

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

SIGNIFICANCE:

A low spreading commercial building with late Beaux Arts details, the complex provides unity on the block. One of the latest classical buildings built in the Central Business District, the central block once housed the Montclair Post Office.

ORIGINAL USE: Commercial & Post Office PRESENT USE: Commercial
PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

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

RECORDED BY: Eleanor M. Price
ORGANIZATION: Preservation Montclair

DATE: 10/3/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 7 6 5
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	Just Kid-Inn
LOCATION:	12 S. Fullerton Ave.	BLOCK/LOT	2206/11; 42-E/70
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	City Realty Corp. 122 Watchung Ave. Montclair, N. J.		Zone/Northing/Easting

DESCRIPTION

Construction Date:	1878	Source of Date:	Tax Assessor
Architect:		Builder:	
Style:	Stick Style	Form/Plan Type:	Rectangular
Number of Stories:	1½		
Foundation:	Brick		
Exterior Wall Fabric:	Wood siding, painted		
Fenestration:	Double-hung windows 1/1, sq. multi-light windows in front gable, other windows show banded top sash.		
Roof/Chimneys:	Pitched roof w/ fish scale slate shingles, central interior chimney.		

Additional Architectural Description:

A small structure w/ unadorned bargeboard & diagonal bracing in roof gable.

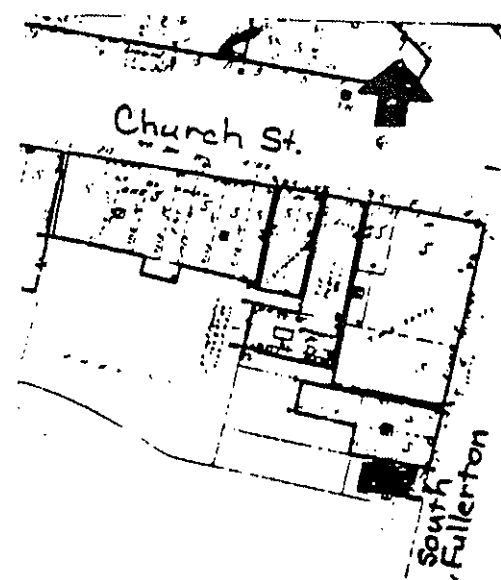
The front porch is carried on posts w/ pierced bracing below. Similar bracing shows on side porch columns which have a lattice-work panel above.

Stick style elements show in wall of south elevation.

PHOTO Negative File #R34,17



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building sited on 25' x 112' lot close to street, rear of lot devoted to parking.

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

SIGNIFICANCE:

A former residence one block from Bloomfield Ave, this 1½ story structure is one of a few small buildings with stick-style elements in Montclair.

Adaptively used for commercial purposes, the integrity of the structure has been maintained.

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

REFERENCES:

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

RECORDED BY: Pauline Peters
ORGANIZATION: Columbia University

DATE: April 12, 1980

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 7 6 6
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: COMMON NAME: Lauge Bldg.
LOCATION: 18-28 S. Fullerton Ave. BLOCK/LOT 2206/12; 42-E/41
MUNICIPALITY: Montclair COUNTY: Essex
USGS QUAD: Orange UTM REFERENCES:
OWNER/ADDRESS: Lord Realty Co., Inc. Zone/Northing/Easting
c/o R. G. Mac Food, 200 Trenton Blvd., Sea Girt, N. J.

DESCRIPTION

Construction Date: 1925 Source of Date: Tax Assessor

Architect: Builder:

Style: Commercial vernacular w/ gothic details. Form/Plan Type: Rectangular

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Brick w/ stone veneer on front facade.

Fenestration: Single pane commercial windows at first level. Chicago windows at second floor w/ leaded glass transoms.

Roof/Chimneys: Flat

Additional Architectural Description:

Battlement or crenellation at roof line.

Carved lancet arch detailing.

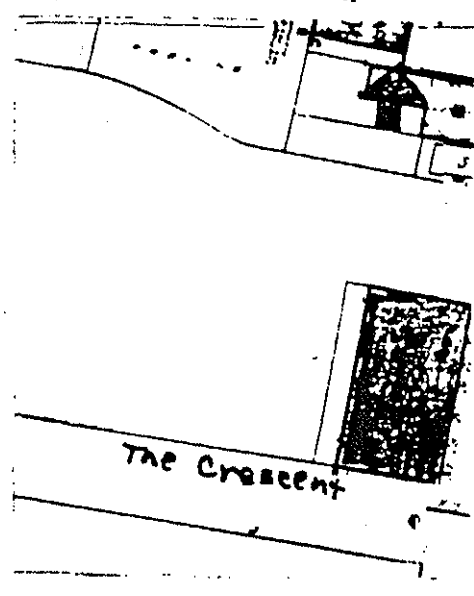
Ground floor transoms have been covered w/ aluminum.

Modifications/alterations: plastic signs of various dimensions have been applied to the storefront transoms.

PHOTO Negative File #R34,18



Map (Indicate North)



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

(609) 292-2023

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building occupies 60' x 100' corner site at intersection of The Crescent and South Fullerton.

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

SIGNIFICANCE:

One of several store complexes in the town using the 20th century Collegiate Gothic style.

Fortunately, the storefront signage could be removed.

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

Part of the commercial section near the C. B. D.

REFERENCES:

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

RECORDED BY: Pauline Peters
ORGANIZATION: Columbia University

DATE: 4/12/80