

Montclair  
Historic  
Preservation  
Commission

# TOWN CENTER HISTORIC DISTRICT EXPANSION NOMINATION REPORT

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

*May 2003*

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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  
Ira Smith, Vice Chair, Class A Member  
Susan Brady, Class A Member  
Sabine Eck, Class C Member  
Edward Lippincott, Class B Member  
Denis Orloff, Class A Member  
Jonathan Perlstein, Class A Member  
Kathleen McDonough, Alternate No. 1, Class C Member  
Donald B. Sammet, AICP, Commission Secretary  
Richard Charreun, Assistant 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

In 2002, the Township of Montclair designated its first local historic district, the Town Center Historic District. The district designation was the end result of a great deal of research and public education regarding the benefits of establishing local historic districts. Public support for the creation of the District was high and was viewed as complementary to the economic development efforts undertaken by the Montclair Economic Development Corporation and newly formed business improvement district, the Montclair Center Corporation.

The Commission nominated the "core" of what is actually a larger area of historic buildings which comprise Montclair's historic central business district. The basis for nominating only this core of properties was simply to start small, to put the Historic Preservation Ordinance into action and see what improvements to the Ordinance or administrative procedures needed to be made before more properties were considered. Properties identified in this report, which are to be added to the existing District are included in "The Central Business District" report, prepared by the Junior League of Montclair, Newark, 1982 and/or the "Montclair Historic Central Business District, Cultural Resources Survey", prepared by Mary B. Dierickx, Architectural Preservation Consultants, December, 1999.

The report was prepared in accordance with Montclair Code Section 347-135B(1) which outlines the required contents of any historic district nomination report. The nomination report details the historic significance of the Town Center Historic District. This report also contains information on the history of the Town Center Historic District, its historical and architectural significance, and descriptions of buildings located therein.

## Montclair Town Center Historic District (TCHD) Phase Two

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 17<sup>th</sup> 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.<sup>1</sup> The district is home to a wide array of distinctive late 19<sup>th</sup> and early 20<sup>th</sup> century commercial architecture.

### History of the District

*(The following history is identical to that in the original Town Center Historic District Nomination Report. The additional properties considered for inclusion therein are to be considered part of the existing 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

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

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.

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.

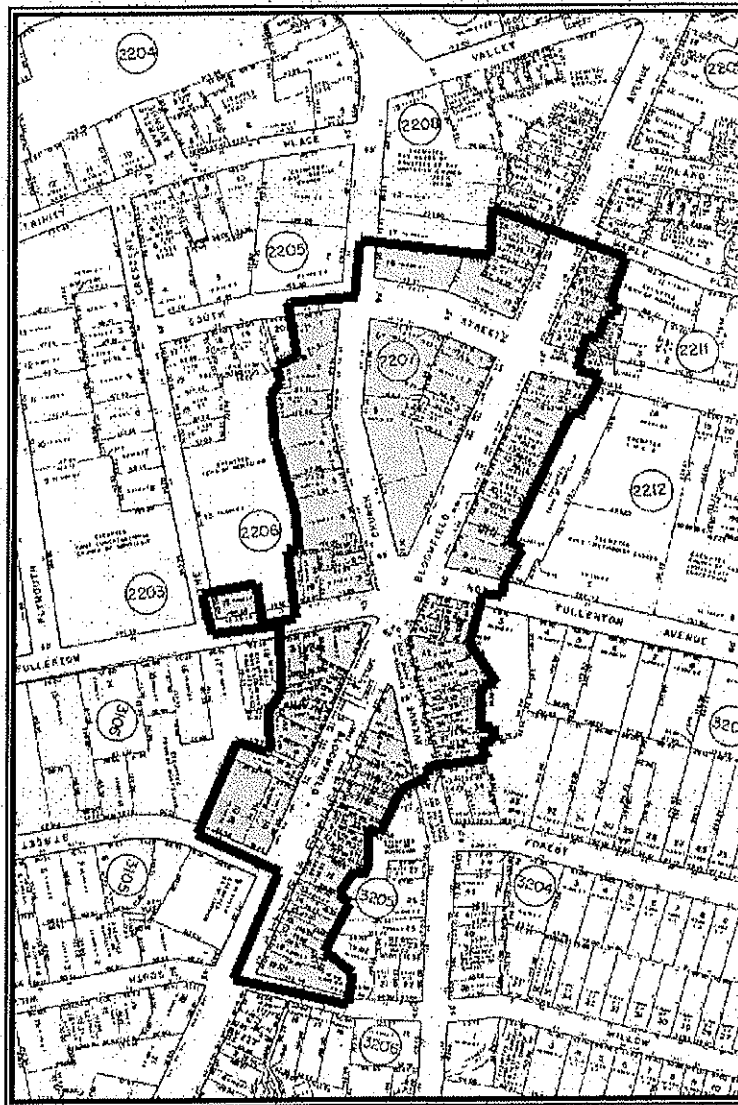
Toward the later part of the 19<sup>th</sup> century, more permanent public buildings appeared around the town center. The Presbyterians built a grandiose church in 1878 at "Six Corners" which was followed by a group of churches and clubs. The majority of them were built before 1900. The first trolley 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.

### Existing Historic District Boundary Description

The existing Town Center Historic District 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. The southern boundary follows the rear property lines on the south side of Bloomfield Avenue, Church Street and part of South Fullerton Avenue between Seymour Street and South Park Street.



*A map of the existing Town Center Historic District Boundaries.*

### Proposed New District Boundaries

Properties to be added to the District are identified specifically within the table at the end of this report. The expanded district would include all properties within the existing district and additional properties to the east and west along Bloomfield Avenue and Church Street. Also, properties located along certain "side streets" are proposed for inclusion. The proposed expansion area includes properties along Lackawanna Plaza, Gates Avenue, Park Street, Midland Avenue and Valley Road.

The east end of the District would now extend eastward along Bloomfield Avenue to the historic and individually significant Lackawanna Plaza/DL&W railroad station on the north side of Bloomfield Avenue. On the south side of Bloomfield Avenue, the district would end with 292 Gates Avenue, at the corner of Bloomfield and Gates Avenues. While there are significant buildings east of this point, such as the Crawford Crews, American Legion Post (individually designated a local historic landmark in 2002) and several early 20<sup>th</sup> century commercial buildings, there is a large stretch of avenue with vacant lots, gas stations and extensively altered buildings. Because of this condition, Gates Avenue makes an effective visual break for the District.

The west end of the district would be extended further west along Bloomfield Avenue and end at Valley Road. There it would include the Municipal Building (now Police Headquarters) on the northeast corner, to the former "Sears Building" at the southwest corner of Bloomfield Avenue and Valley Road which was built in 1913 and has been converted to an automobile showroom (now Montclair Jaguar); the Farrell Building built in 1905, then skipping to the Board of Education's Old Primary and First Primary Schools at the at the corner of Church Street and Valley Road. Additionally, the western end of the District would include all properties along the eastern side of Valley Road between Bloomfield Avenue and Church Street, the First Baptist Church at the corner of Trinity Place and Church Street, the Unitarian Church, formerly the Carnegie Library and the former Hahnes Department Store and the vacant lot associated with Hahnes and commonly referred to as the "Church Street Lot".



### 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 19<sup>th</sup> 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.<sup>2</sup> Today the Central Business District is an attractive commercial strip where remnants of late 19<sup>th</sup> century architecture and more substantial 20<sup>th</sup> century buildings create a lively streetscape not often found with more formal and restrained planning. A good-looking business center with high-quality historic architecture can attract people, making the center a destination because of its unique qualities. Preserving and enhancing these unique qualities—the historic architecture and sense of place—will help existing businesses to grow, flourish, and attract desirable new business enterprises.

Designation as a district protects the ambience of the historic business center and preserves the significant architecture, including storefronts, windows and cornices. This protection and regulation will still allow the commercial district to grow and change, but it will protect the basic character of the CBD. Lack of designation and regulation can lead to loss of significant buildings and unique historic storefronts, construction of inappropriate signs, awnings and obtrusive lighting. Historic storefronts have already been replaced with unbecoming new ones. Some cornices have been removed and significant windows have been replaced with inappropriate and inferior types. In a short time, this decline in integrity can lead to the loss of Montclair's most significant asset, its historic CBD.<sup>3</sup>

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

<sup>3</sup> Mary B. Dierickx, Architectural Preservation Consultants, "Montclair Historic Central Business District Cultural Resources Survey", December 1999

### Significance of the Architecture<sup>4</sup>

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. 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.

There are outstanding examples of major architectural styles in the District. The mid-19<sup>th</sup> century Italianate style Old Primary School at the intersection of Church Street and Valley Road is one of the finest school buildings in the County.<sup>5</sup> The handsome, c. 1890s-1920s Classical Revival Style commercial buildings, with modillioned cornices and classical stone trim are the major building type in the District. An excellent example is the structure at 40-44 Valley Road. The Classical Revival Style can be found at institutional buildings in the District including the Montclair Art Museum and Public Safety Building, designed by Otto Semsch with its decorative cartouches and dignified colonade of Doric pilasters.<sup>6</sup>

Remnants of late 19<sup>th</sup> century architecture are exemplified in the Crawford Block (Station Square) at 295-301 Bloomfield Avenue. The Beaux Arts Revival style was popular with prominent architects who designed in the commercial section after the turn of the century. The DL&W Railroad Station, designed by William Hull Botsford in 1912 and individually listed on the National Register in 1973, with its tapestry brickwork and exposed aggregate trim was considered the "handsomest and best arranged suburban railroad station in the United States," at its time.<sup>7</sup>

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<sup>4</sup> Preservation Montclair, A Project of the Junior League, Montclair-Newark; "The Central Business District"

<sup>5</sup> Mary B. Dierickx, Architectural Preservation Consultants, "Montclair Historic Central Business District Cultural Resources Survey", December 1999

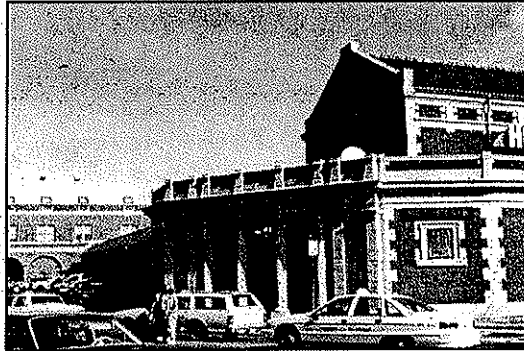
<sup>6</sup> Preservation Montclair, A Project of the Junior League, Montclair-Newark; "The Central Business District"

<sup>7</sup> The American Architect, Vol CIV, Nov 19, 1913, pp. 193-199, where the station and surrounding areas are pictured and construction details discussed.

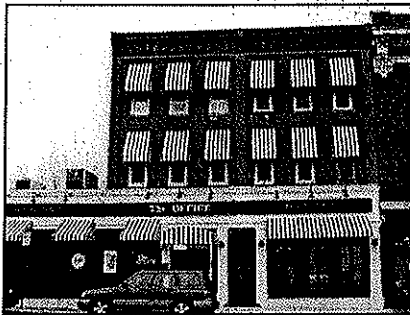
Photographs of Representative Properties



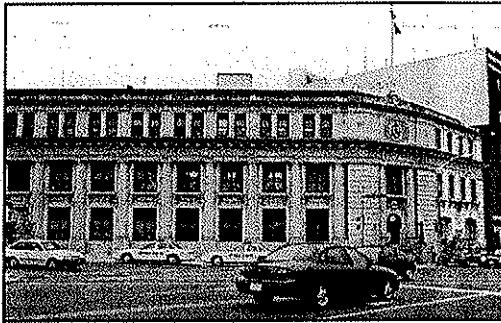
The Farrell Building  
40-44 Valley Road  
Early 20<sup>th</sup> Century Commercial



DL&W Railroad Station  
One Lackawanna Plaza  
Beaux Arts Revival



619-623 Bloomfield Avenue  
Late Victorian Commercial Arch.



The Public Safety Building  
647 Bloomfield Avenue  
Classical Revival

### Building-by-Building Inventory

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

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.

BLOCK	LOT	ADDRESS	STREET	DATE	Status	STUDY IDENTIFYING PROPERTY	Inventory Number
3103	15	290-292	BLOOMFIELD AVENUE	c. 1884	Contributing	Junior League	601
3213	2	291	BLOOMFIELD AVENUE	c. 1912	Key (old R.R.)	Junior League	602
3104	1	294	BLOOMFIELD AVENUE	c. 1904	Contributing	Junior League	
3206	6	295	BLOOMFIELD AVENUE	c. 1892	Key Building	Junior League	599

3104	24	300	BLOOMFIELD AVENUE	c. 1912	Harmonizing (altered)	Junior League	600
3104	23	302-312	BLOOMFIELD AVENUE	c. 1900	Harmonizing (altered)	Junior League	
3104	22	314-328	BLOOMFIELD AVENUE	c. 1912	Harmonizing (altered)	Junior League	597
3104	21	332	BLOOMFIELD AVENUE	c. 1900	Contributing	Junior League	
3206	5	331-337	BLOOMFIELD AVENUE	c. 1937	Harmonizing (altered)	Junior League	598
3104	21	336-346	BLOOMFIELD AVENUE	c. 1920	Contributing	Junior League	596
3206	3	343	BLOOMFIELD AVENUE	c. 1921	Harmonizing (altered)	Junior League	
3206	3	345	BLOOMFIELD AVENUE	c. 1890	Harmonizing (altered)	Junior League	595
3206	2	347-349	BLOOMFIELD AVENUE	c. 1925	Harmonizing (altered)	Junior League	594
3104	20	348-360	BLOOMFIELD AVENUE	c. 1923	Contributing	Junior League	
3206	1	357-367	BLOOMFIELD AVENUE	c. 1905	Harmonizing (altered)	Junior League	593
3105	1	370-372	BLOOMFIELD AVENUE	c. 1921	Harmonizing (altered)	Junior League	
3105	9	396	BLOOMFIELD AVENUE	c. 1973	Intrusion	Junior League	
2208	10	568	BLOOMFIELD AVENUE	c. 1925	Harmonizing (altered)	Junior League	
2208	9	570-572	BLOOMFIELD AVENUE	c. 1915	Harmonizing (altered)	Junior League	
2210	4	571	BLOOMFIELD AVENUE	c. 1928	Harmonizing (altered)	Junior League	
2210	5	573-575	BLOOMFIELD AVENUE	c. 1890	Harmonizing (altered)	Junior League	
2208	8	578-580	BLOOMFIELD AVENUE	c. 1892	Harmonizing (altered)	Junior League	567
2208	7	586	BLOOMFIELD AVENUE	c. 1898	Harmonizing (altered)	Junior League	566
2208	5	596	BLOOMFIELD AVENUE	c. 1870	Harmonizing (altered)	Junior League	565
2210	6	599	BLOOMFIELD AVENUE	c. 1910	Contributing	Junior League	564
2208	4	602-604	BLOOMFIELD AVENUE	c. 1929	Harmonizing (altered)	Junior League	562
2208	3	606-608	BLOOMFIELD AVENUE	c. 1929	Harmonizing (altered)	Junior League	562
2209	10	605-609	BLOOMFIELD AVENUE	c. 1924	Key	Junior League	563
2209	11	611-615	BLOOMFIELD AVENUE	c. 1920	Contributing	Junior League	561
2209	12	619-631	BLOOMFIELD AVENUE	c. 1885	Harmonizing (altered)	Junior League	560
2208	1	630	BLOOMFIELD AVENUE	NA	Municipal Parking Lot	Dierickx	
2209	13	631-635	BLOOMFIELD AVENUE	c. 1922	Harmonizing (altered)	Junior League	
1404	1.01	638-654	BLOOMFIELD AVENUE	c. 1913	Harmonizing (altered)	Junior League	558
2209	14	641	BLOOMFIELD AVENUE	c. 1912	Contributing	Junior League	
3104	25	NA	BLOOMFIELD AVENUE	NA	Intrusion (Parking Lot)	Dierickx	
2205	2	56	CHURCH STREET	c. 1950	Intrusion (Hahne's Building)	Junior League	
2205	1	68	CHURCH STREET	c. 1911	Contributing (1 <sup>st</sup> Baptist Church)	Junior League	613
2209	19	73	CHURCH STREET	c. 1904	Contributing (Carnegie Library)	Dierickx	612
2208	19	73	CHURCH STREET	c. 1905	Contributing (Unitarian Church)	Dierickx	615
2204	5	74-76	CHURCH STREET	c. 1868	Contributing	Dierickx	611
2208	17	NA	CHURCH STREET	NA	Parking Lot	Dierickx	
3103	14	6-8	GATES AVE.	c. 1903 and 1926	Contributing	Junior League	794
3213	1	1	GREENWOOD AVENUE		Contributing	Dierickx	
3206	10	18-20	LACKAWANNA PLAZA	c. 1898	Harmonizing (altered)	Junior League	788, 789
3206	9	22	LACKAWANNA PLAZA	c. 1898	Harmonizing (altered)	Junior League	790
3206	8	24	LACKAWANNA PLAZA	NA	Vacant Lot	Junior League	
3206	7	26	LACKAWANNA PLAZA	c. 1920	Contributing	Junior League	
2210	8	11	MIDLAND AVENUE	c. 1918	Contributing	Junior League	
2210	9	13	MIDLAND AVENUE	c. 1927	Contributing	Junior League	

2210	10	15	MIDLAND AVENUE	c. 1900	Harmonizing (altered)	Junior League	
2210	11	17	MIDLAND AVENUE	c. 1920	Contributing	Junior League	
2210	12	19	MIDLAND AVENUE	NA	Vacant Lot	Dierickx	
2210	1	21-23	MIDLAND AVENUE	c. 1922	Contributing	Junior League	742
2210	7	9	MIDLAND AVENUE	c. 1930	Harmonizing (altered)	Junior League	
2211	6.01	10	PARK STREET	c. 1895	Harmonizing (altered)	Dierickx	
2211	4	14	PARK STREET	c. 1929	Harmonizing (altered)	Dierickx	
2211	3	18	PARK STREET	c. 1926	Harmonizing (altered)	Dierickx	
2212	18	25	PARK STREET	c. 1925	Key	Dierickx	754
2211	2	26	PARK STREET	c. 1925	Contributing	Dierickx	753
2211	1	30	PARK STREET	c. 1880	Contributing	Dierickx	
2211	1.01	16	PORTLAND PLACE	c. 1920	Key	Dierickx	
2208	20	17	VALLEY ROAD	c. 1889	Contributing (Covenant Church)	Dierickx	737
2208	20	17	VALLEY ROAD	c. 1808	Key (Munn Tavern)	Dierickx	738
2208	20	19	VALLEY ROAD		Harmonizing (altered)	Dierickx	
1404	17	22	VALLEY ROAD	c. 1860	Key (Old Primary School)	Dierickx	735
1404	17	22	VALLEY ROAD	c. 1878	Key (First Primary School)	Dierickx	736
2208	21	23	VALLEY ROAD	c. 1880	Harmonizing (altered)	Dierickx	
2208	22	25	VALLEY ROAD	c. 1895	Harmonizing (altered)	Dierickx	
2208	23	27	VALLEY ROAD	c. 1900	Harmonizing (altered)	Dierickx	
2208	24	29	VALLEY ROAD	c. 1900	Harmonizing (altered)	Dierickx	
2208	25	31	VALLEY ROAD	c. 1920	Contributing	Dierickx	
1404	11	40-44	VALLEY ROAD	c. 1906	Key	Junior League	734
2209	15	55	VALLEY ROAD	c. 1912	Key	Junior League	559

# Appendix

## A

# Town Center Historic District

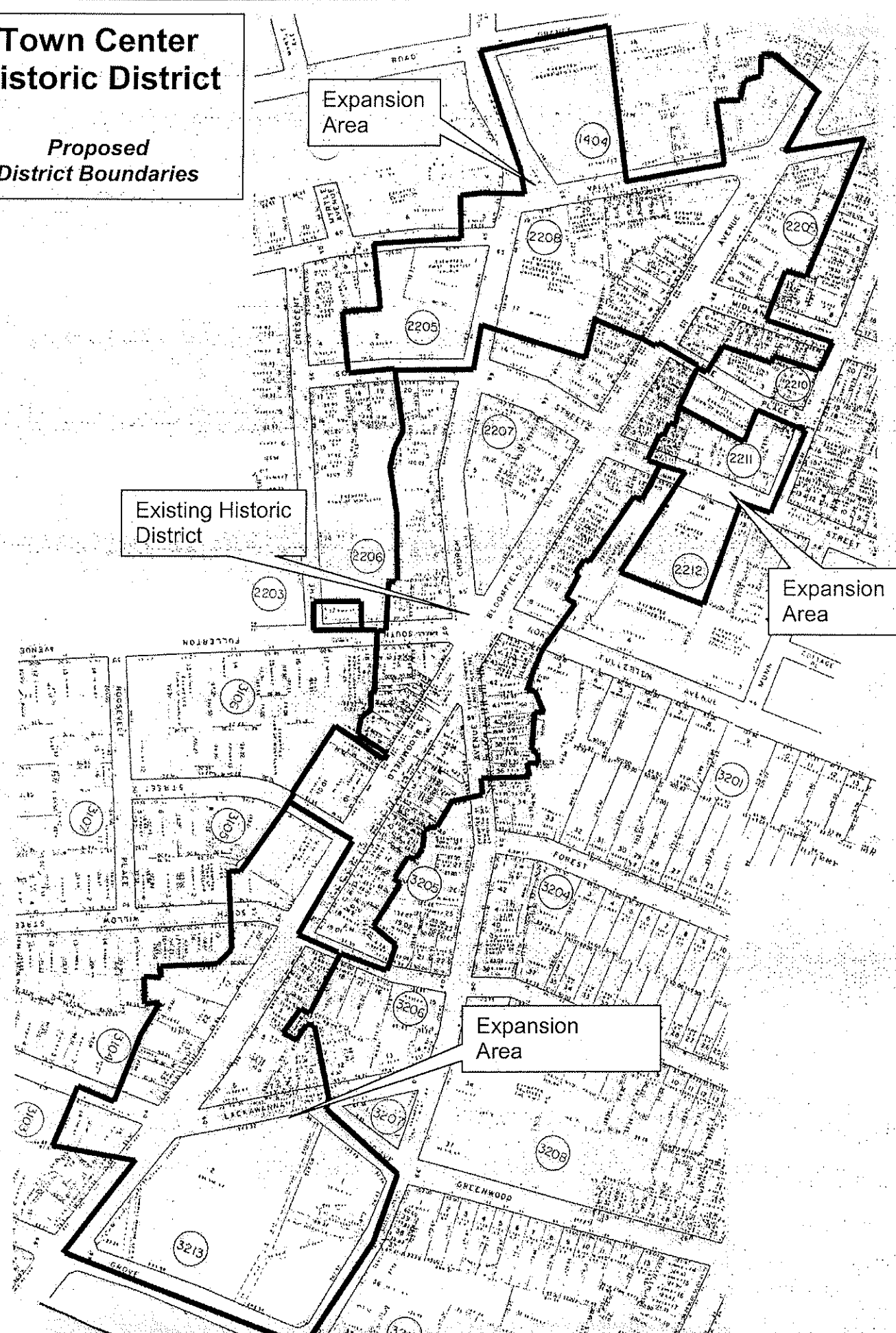
*Proposed  
District Boundaries*

Expansion  
Area

Existing Historic  
District

Expansion  
Area

Expansion  
Area





# Appendix

# B

# **HISTORIC PRESERVATION DOWNTOWN**

## **WHAT CAN IT MEAN FOR THE TOWN CENTER BUSINESS DISTRICT**

The Montclair Historic Preservation Commission is considering expanding the boundaries of the Town Center Historic District to include all properties shown on the map on the reverse side of this page. Come and find out what that would mean for local business and property owners.

**Why is historic preservation important?**

**What is a local historic district?**

**What are the benefits of a historic district downtown?**

**How does local designation affect a property?**

**What effects will historic preservation have on neighborhood businesses?**

**Isn't historic preservation costly to business owners?**

**How does historic preservation limit what I can do with my building?**

**Hosted by:**

**The Township of Montclair Historic Preservation Commission**

**Date and Time:**

**Thursday, February 20, 2003 at 7:00p.m.**

**Location:**

**Montclair Municipal Building  
205 Claremont Avenue  
Montclair, NJ 07042**

**For information contact: Donald Sammet, Assistant Township Planner  
At 973-509-4955**

## *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 of expanding the existing Town Center Historic District. The proposal includes expanding the western edge of the district from the Maple Plaza Parking Lot to South Mountain Avenue, and the eastern edge of the district from

North Willow Street to Grove Street. Chair Jerry Mosier, and other members of the commission will be available to explain what a historic district means for downtown Montclair.

The township has a Historic Preservation Ordinance which allows the commission to nominate historic properties. Nominat-

ed properties must undergo commission review and obtain a "Certificate of Appropriateness" when exterior building changes or demolitions are planned. This requirement is in addition to obtaining any necessary building permits.

The Historic Preservation Commission urges all potentially affected business and property owners to attend. The meeting will take place in the Montclair Municipal Building Council Chambers, Thursday, Feb. 20, at 7 p.m. For additional information, contact Assistant Township Planner Donald Sammet at (973) 509-4955.

Montclair Times  
April 24, 2003 3.1

# New plaques map commercial history

By ALICIA ZADROZNY  
of The Montclair Times

There is no telling what Peter Doremus would think of his name etched on a bronze plaque on Bloomfield Avenue.

Doremus, who opened one of the township's first general stores in 1811 at 467-469 Bloomfield Ave., is not around to ask. But his legacy survives at that address, which is the current site of the Hampton House furniture store. Doremus' son Philip eventually replaced the first building there with two more; the current structure has stood there since 1890.

The site tells of the very beginnings of the town's commercial

district. Today, the building is at the crossroads of North and South Fullerton avenues, Church Street, Bloomfield and Glenridge avenues and is known as the Six Corners.

The Montclair Historical Preservation Committee recently put shiny new plaques on 14 buildings such as this one throughout the township's historic district. Jerry Mosier, the commission's chairman, said the plaques do more than mark buildings, as they provide a self-guided walking tour of the downtown's history.

"They're more than buildings. It's the architects. It's who was involved, the people who lived there, the people who worked

there, and a historical sense of what happened around them," Mosier said.

Ronald Fisch is president of Hampton House, which occupies the site where Peter Doremus started his business nearly two centuries ago. Fisch, who took over the business from his father Carl Fisch several years ago, is plenty pleased to have his family's name also on that plaque.

The elder Fisch, who died in 1992, started the business in 1947 after working as a furniture salesman at the defunct Bamberger's department store.

"He would have loved this," said Fisch. "He would have been thrilled to know his name was on

that plaque."

The son explained that the furniture store founder loved his trade and worked hard to build his own business. He took plans for the building to furniture manufacturers so they would give him credit to stock up on his products. Hampton House originally sold appliances as well, until its customer base was established.

The current Art Moderne façade came on the building in the 1950s after Fisch and his partners bought the building.

Nowadays, Fisch and his wife Joan said, they enjoy selling to second- and third-generation customers. This tells of their recent

SEE PLAQUES ON PAGE A7

## Plaques

CONTINUED FROM PAGE A1

history as a "flagship store in town."

"There's a lot of people who believe in supporting local business. That's been very important to us," he said.

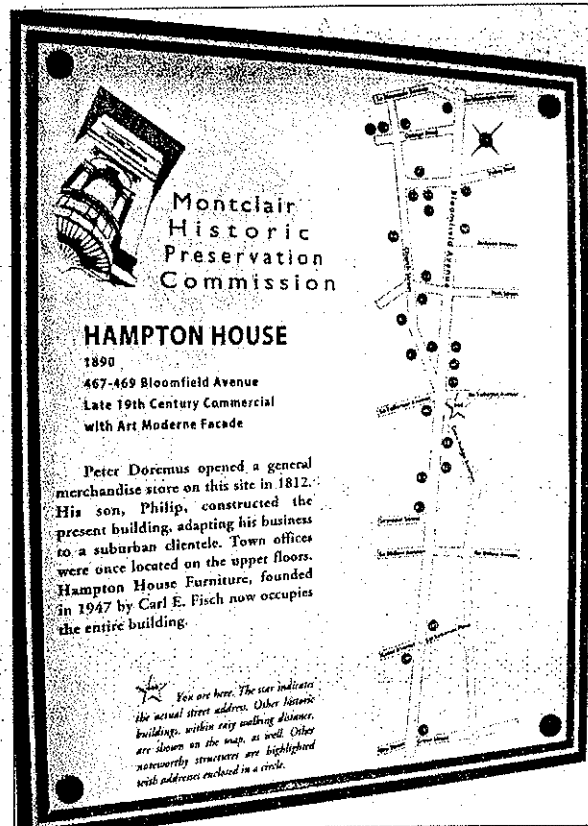
The Hampton House building is stop No. 23 on the tour. From there, one can traverse the Six Corners, the site of the town's commercial origins. Then it was known as Cranetown, after Azariah Crane and his followers who came from Newark in 1694. It had this moniker until 1812, when Bloomfield became a township and Cranetown was then called West Bloomfield.

It is said that the bustling downtown shopping area was spawned from this spot, as noted by the plaques along Bloomfield Avenue and surrounding streets.

The plaques guide the curious walker through Montclair's current historic district and into areas where the commission has proposed the district's expansion.

The current district extends along the north side of Bloomfield Avenue from North Willow Street to Maple Place and along the south side between Seymour and South Park streets, including portions of Church Street and South Fullerton Avenue. The commission hopes to expand the historic district east to Lackawanna Plaza and west to the Montclair Art Museum, which features a plaque. The expanded district would also include additional properties to the north and south along Bloomfield Avenue and Church Street.

Among the relics of the township's past, the curious walker can find the site of Montclair's first elevator — in the Madison building at 427-429 Bloomfield Ave. Or they can happen upon the Crane Build-



Staff photo by Alan León

A BRONZE PLAQUE highlights the historic significance at the Hampton House building on Bloomfield Avenue.

ing, which was built in 1889 and spans a block of Bloomfield Avenue and is the only original structure to remain at the six corners.

The plaques give a brief description of the building's architects and first owners. They highlight the building's location within the downtown and point to each building on the tour.

"It's a snapshot of the past just

trying to point out the significance of the buildings," Mosier said.

In 1996, the commission designed a walking tour of the historic district and published a brochure as a guide to the most significant buildings. The commission worked for the past year to work within a \$6,000 budget to design the plaques, sort through bids to construct them, and pay for their installation.

# te housing

initially proposed. Applicants contended that driveway and parking be turned into a grassy area as a back yard and parking areas would safer recreational area nily.

atives of CVS/Pharmacy before the board two variances to as at the drugstore Valley Road location. nt wanted to put three g south to a private while the zoning ordie N-C Neighborhood 1 Zone requires the ounted facing a street al parking lot. The ot conform to the t that they be placed building sign location area is between 8 and e building's height. licant proposed the ced about four feet permitted. Michael ho represented the aid the location was esthetic reasons. d granted the vari- CVS/Pharmacy" sign variances for signs e store's 1-hour phod "food shoppe." m, who presented an or the addition of a nily room and deck eley Place home, was iance for the 18-foot did not conform to equirement.

# Commission examines its limits

By ALICIA ZADROZNY  
of The Montclair Times

The Montclair Historic Preservation Commission is examining its own boundaries.

The commission wants to expand the Town Center Historic District to include more buildings that they consider being historically valuable to Montclair, and has scheduled a May 22 public hearing on the matter.

The current district extends along Bloomfield Avenue and surrounding streets from Maple Place to North Willow Street, along with Church and Park streets. The commission had initially proposed expanding the district to include buildings from Lackawanna Plaza to the Montclair Art Museum.

But at their April 24 meeting, commission members discussed whether to scale back the district line to stop at Valley Road, after hearing objections when first introducing the expansion proposal. Some property owners in the proposed expansion fear having to spend too much money on renovations or just resented the implication of another layer of bureaucracy on top of the Planning and Zoning boards. During the onset of the expansion proposal, other property owners favored the commission's input to preserve Montclair's historic look.

David Owens, an attorney for Bellclair Apartments, which could potentially be added to the district,

sided with the objectors.

"I would urge you to go in that direction for all the reasons said before," said Owens.

Commission Chairman Jerry Mosier explained that it's not that the commission is kowtowing to pressure, but rather starting off small and concentrating its efforts.

"It's best to have allies rather than enemies when you're doing this," said Mosier.

Other members agreed.

"I'd like to move in small steps. I think it would be very wise at this point," said Dennis Orloff.

Being part of the district means property owners must appear before the commission when making renovations or improvements to their buildings. If favorable, the commission issues a "certificate of appropriateness" and the applicant can obtain building permits.

Commission members Kathleen McDonough and Ira Smith had gone to a historic preservation conference and learned that Montclair's commission was above the state average compared with other commissions in approving applications. Commission members pledged to make this fact more widely known.

"We have to find a way to ingratiate ourselves to the public," said McDonough.

The commission also discussed other matters affecting the historic district and historic properties.

Commissioners gave the nod for Christ Church's plans to construct

a handicapped ramp outside its Trinity Place entrance. The architect for the project testified that every effort was made to match the brick on the church to the outside of the new ramp.

The commission reviewed and approved a NJ Transit application to renovate the Watchung Plaza Rail Station. Though it has no authority over the project, under a process known as Section 106, the State Historic Preservation Office refers certain projects to the commission for consideration as to how it would affect historic properties.

According to its representatives, NJ Transit intends to replace the station's slate roof, clean and repair masonry, and replace gutters and paneling.

The commission had another Section 106 request to review any potential impact of a 110-foot cellular communications tower proposed for Carlisle Road, located on New Jersey Transit property near two historic structures: the Van Riper Bond House and the Montclair Avenue Train Station.

The Planning Department had only received a letter stating the wireless communications company's intention along with a brief description of the cell tower. Commission members said they did not have enough information and therefore issued a resolution considering the project to have a "negative impact" on the historic properties.

HISTORIC PRESERVATION COMMISSION

# Town Center Historic District receives vibrant debate

By KEN THORBOURNE  
of The Montclair Times

Members of the normally sedate Historic Preservation Commission stepped out of character last Thursday night, holding perhaps their most raucous meeting ever.

The topic: configuration of a proposed expansion of the Town Center Historic District. Commissioners tussled with one other whether or not to include certain buildings, a gas station, corners, and a parking lot.

The importance of rounding off the edge of a district with four corners instead of one, two, or three was expounded upon. The consequences of lopping off the district mid-block were fully debated.

By 11 p.m., Commissioner Sabine Eck said the expanded district looked like a peanut. Commissioner Denis Orloff disagreed. Victorian hourglass was more descriptive, he said.

Political considerations played a role in the testiness of the meeting.

Jerry Mosier, chair of the commission, kept trying to impress upon his colleagues the importance of putting forward a politically acceptable, noncontroversial proposal. If members of the Township Council sensed controversy, Mosier said, then they would vote it down.

Second Ward Councilman Ed Rensen re-emphasized Mosier's cautions.

Rensen told the commissioners that with all the items on the council's plate -- hiring a township manager, finalizing the municipal budget, keeping the Halime's Redevel-

opment on track -- the last thing they needed was a firefight over historic district boundaries.

In February, commissioners proposed an expansion of the district, stretching boundary lines west along Bloomfield Avenue to the Montclair Art Museum, east to Lackawanna Plaza and picking up a couple north/south blocks. Property owners within the district must gain approval from the commissioner for facade changes.

Fourteen property owners have objected to the plan, 10 in writing, according to Assistant Township Planner Donald Sammet -- and many of the objectors carry political clout.

The list includes Whole Foods Market, the Montclair Auto Group, Volvo/Jaguar dealership on Valley and Orange roads, and the Montclair YMCA.

Commissioners quickly decided to end the proposed westward expansion, around Valley Road. The proposed eastern boundary remained Lackawanna Plaza. The Montclair YMCA was kept in the proposed plan.

The biggest debate of the evening centered around the proposed inclusion of the Farrell Building on Valley Road, a structure slated to be torn down by its owners, DCH Motors, which have already gained Planning Board

approval for expanding their showroom and building a parking deck. Mosier argued that inclusion of the Farrell Building "could jeopardize everything" and not save the building, since in his opinion, the owners could knock down the structure anyway.

Commissioner Ira Smith rejected Commissioner Ira Smith's proposal now goes to the Township Council.

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# Appendix

# C

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

HISTORIC SITES INVENTORY NO.

0713 5 5 8

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

HISTORIC NAME: Sears Building  
LOCATION: 638-654 Bloomfield Ave.  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Odsess, Bernard  
34 Valley Road, Montclair

COMMON NAME:  
BLOCK/LOT 1404/09; 42-A/15  
COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: c. 1913 Source of Date: Archives, New Jersey Historical Society  
Architect: William Lehmann Builder:  
Style: 20th century commercial/classical elements Form/Plan Type: Combination square and extended rectangle.  
Number of Stories: 2  
Foundation: Brick  
Exterior Wall Fabric: Painted brick  
Fenestration: Display windows in metal frames on street floor; 2nd. floor windows have been filled in.  
Roof/Chimneys: Flat roof w/ parapet.

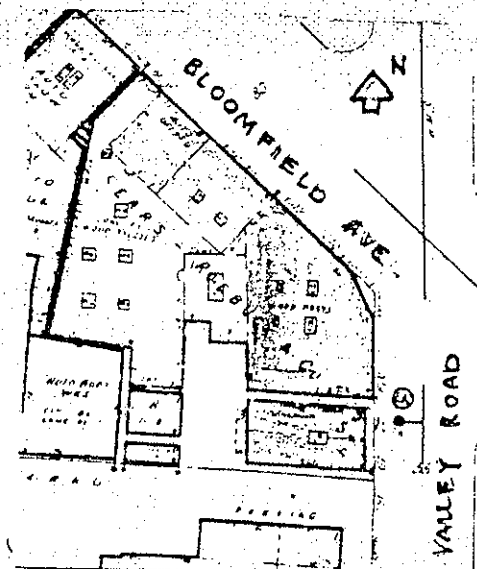
Additional Architectural Description:

The main store entrance is recessed back from the line of the display windows at the corner of the building.  
All the 2nd fl. windows have splayed lintels w/ projecting key stones at the center & there extend 5 bays to the south, 6 bays to west, & 3 bays at the corner.  
A denticulated cornice caps the building & extends to the 6th bay on the north, where the roof level drops & a single story bay structure extends west.  
This section shows a small recessed ent. door between 2 tall display windows in the 1st 3 bays w/ panelled roll-up doors in the remaining 3 bays to the right.  
Horizontal bands of brick in varied tones decorate the spandrels below the roof parapet.

PHOTO Negative File No. R49, 10



Map (Indicate North)





SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building is sited close to the street on an irregular corner lot which extends 159' along Bloomfield Ave., and 60' south on Valley Road.

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

SIGNIFICANCE:

The flared lintels and spare classical details on this commercial building complement the more ornate Beaux Arts Revival Municipal Building on the opposite corner of Bloomfield Ave.

Originally designed as a store for Sears Roebuck by William Lehmann, a prominent Newark architect.

Boarding up of 2nd floor windows & large sign above corner entrance detracts from original design of this clean-cut building. The attached building to the north-west was previously an automobile showroom & was later used as an addition to the Sears building.

ORIGINAL USE: Commercial/Warehouse

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.

Drawings for this building are at the Lehmann collection at the New Jersey Historical Society, Broad St., Newark.

RECORDED BY: Eleanor M. Price  
ORGANIZATION: Preservation Montclair

DATE: Jan. 20, 1981

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

HISTORIC SITES INVENTORY NO. 0713 5 5 9

HISTORIC NAME:  
LOCATION: 647 Bloomfield Avenue

COMMON NAME: Municipal building  
BLOCK/LOT 2209/15; 33-K/16

MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Town of Montclair  
55 Valley Road

COUNTY: Essex  
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1912-13 Source of Date: Tax Assessor  
Architect: Otto F. Semsch Builder: E. M. Waldron & Co., Inc.  
Style: Classical Revival w/ Beaux Arts elements Form/Plan Type: Square w/ one triangular side  
Number of Stories: 3 + B  
Foundation: Limestone block  
Exterior Wall Fabric: White brick w/ limestone trim.  
Fenestration: sash, some w/ transom above.  
Roof/Chimneys: Sloping roof, asphalt shingles.

Additional Architectural Description:

Main facade is articulated by a corner entrance w/ central cartouches & swags flanked by two story engaged Doric columns.

There is a clock in the third story.

The Bloomfield Avenue side of the building houses the Fire Department, 3 bays wide; shows a small door in the center bay, surmounted by a pediment w/ console brackets & plaque w/ name of fire dept. above, in turn flanked by 2 high segmental arched openings. Valley Road side has nine bays divided by two story engaged Doric columns.

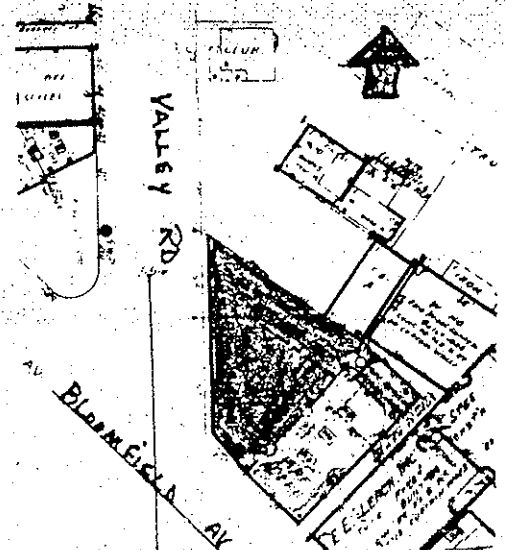
Projecting cornice w/ modillions divided second & third stories.

Third story is capped by denticulated classical entablature.

PHOTO Negative File No. R46, 3



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: 184' x 220' x 180' irregular.

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

SIGNIFICANCE:

Interesting treatment of a corner site! While the general character of the building is neo-classical, the decorative cartouche above the main entrance & the other classical & heraldic motifs above & around the clock in the attic story are stylistically Beaux Arts.

Some portions of this structure are older and were skillfully integrated into the 1912-13 facade and enlargement. In 1933 other renovations were done.

This has always been an important corner in the town. The Montclair Hook & Ladder Co., formed on Nov. 28, 1882, had its first permanent headquarters on this site. On the south-west corner of Valley opposite, Joseph Munn built the West Bloomfield Hotel in 1846, which eventually became the Mansion Home & finally a theater before it was demolished for a municipal parking lot. For further information on the fire department, see: Whittemore, p.p. 131-132.

ORIGINAL USE: Municipal building. 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: Nancy Carrs  
ORGANIZATION: Columbia University

DATE: 4/12/80

HISTORIC NAME:	COMMON NAME: Bloomfield Ave. Corp. Bldg.
LOCATION: 619-623 Bloomfield Ave. (part of 619-631)	BLOCK/LOT 2209/12; 33-K/23
MUNICIPALITY: Montclair	COUNTY: Essex
USGS QUAD: Orange	UTM REFERENCES:
OWNER/ADDRESS: Bloomfield Ave. Corp. c/o M. C. Fusco 116 Westview Rd.	Zone/Northing/Easting

DESCRIPTION

Construction Date: ca. 1885	Source of Date: Robinson. <u>Atlas of Essex County, 1890.</u>
Architect:	Builder:
Style: Late Victorian Commercial (Double bldg.)	Form/Plan Type: Modified Rectangle
Number of Stories: 3	
Foundation: Brick	
Exterior Wall Fabric: First level--brick veneer & glazed panels; second & third levels--brick (running bond).	
Fenestration: Second & third levels--6 bays w/ 2/2 & 1/1 double-hung windows; first level--entrances centrally located.	
Roof/Chimneys: Shed roof	
Additional Architectural Description:	

A bracketed cornice of wood caps the front elevation of the structure.

The double building has two slightly-recessed sections, producing a "pierced effect".

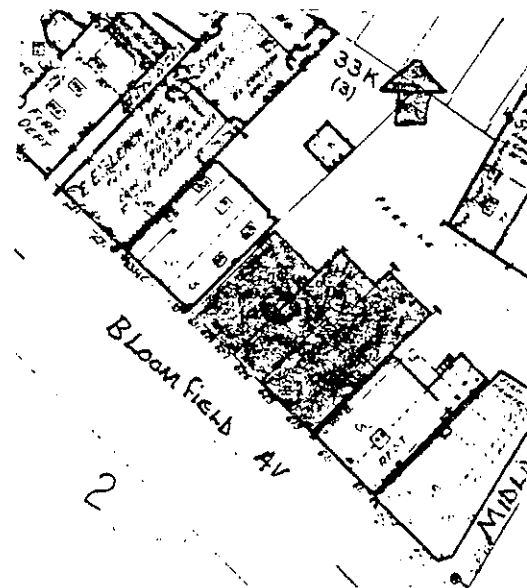
Terra-cotta bands which occur beneath the brick corbeling (uppermost level) and the window sills articulate the front facade.

"Butterfly" lintels of stone surmount the window apertures.

Modifications/Alterations--The first level and the added one-story wing have been united through facade alterations--brick veneer, glazed panels and glass blocks have been employed and are collectively responsible for the obliteration of original detailing and storefronts.

PHOTO Negative File #R56, 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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--92' x 179' irregular

The old portion w/ the side wing occupies the southern end 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 simplicity of this late 19th c. facade makes an interesting contrast with the richer, more decorative Van Gieson building next door.

The unfortunate modifications to the storefronts have completely destroyed the integrity of the building fabric at street level.

One of the only 19th century commercial facades on the north side of Bloomfield Ave., west of Park St.

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:

Elements such as the wood cornice and the terra cotta bands are deteriorating.

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/11/80



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--50' x 100'

This structure w/ its rear wing occupies approximately 80% of the lot while abutting Bloomfield Ave.

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

SIGNIFICANCE:

A well designed example of early 20th century commercial architecture, this handsome Georgian Revival building is unique in the Central Business District.

The first floor alterations are reversible and do not impair the integrity of the structure. Stone plaque on facade says "Van Gieson Building". The Van Giesons were one of the Dutch families associated with the history of Speertown (later Upper Montclair). City directories through the years show various members of the family with different businesses in this general location.

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:

Stone elements such as the cornice are in need of repair.

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

HISTORIC NAME:		COMMON NAME:	Marks Building
LOCATION:	602-608 Bloomfield Ave.	BLOCK/LOT	(602) 2208/3; 42-B/18 (608) 2208/2; 42-B/16
MUNICIPALITY:	Montclair	COUNTY:	
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Mendel Marks See above		

DESCRIPTION  
 Construction Date: 1929 Source of Date: Parapet-Stone

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

Number of Stories: 1

Foundation: Brick

Exterior Wall Fabric: Cast Stone (front facade)

Fenestration: Symmetrical facade consisting of 2 recessed entrances flanked by single-light store windows.

Roof/Chimneys: Shed w/ parapet (Flemish); 2 interior end chimneys.

Additional Architectural Description:

This structure, which is essentially unembellished, is articulated by a modillioned cornice of stone.

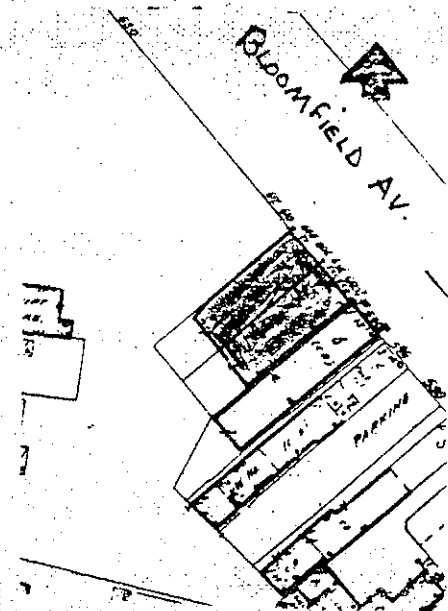
Cartouches, which surmount the entrances, flank the date marker in the parapet.

Modifications/Alterations - New storefronts, consisting of single-light windows piercing a sheathing of scored metal or glazed panels, have been introduced to the structure; an imposing marquee of scored metal conceals transoms and a portion of the stone work.

PHOTO Negative File # R56,7



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--50' x 96' (combined lot sizes)

The structure occupies the northern 2/3 of the lot abutting Bloomfield Ave.

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

SIGNIFICANCE:

A fine example of how a well designed cornice can enhance a modest commercial facade.

One of the best of its kind 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: 7/11/80

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

0713 5 6 3

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:		COMMON NAME:	Nann's Flowers
LOCATION:	605-609 Bloomfield Avenue (corner of Midland Avenue)	BLOCK/LOT	2209/12; 33-K/28
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Jad Investors 112 Midland Avenue, Montclair, N.J. 07042		

DESCRIPTION

Construction Date:	1924	Source of Date:	Tax Assessor
Architect:		Builder:	
Style:	20th century commercial/classical elements	Form/Plan Type:	Trapezoid
Number of Stories:	2		
Foundation:	Marble & painted stone		
Exterior Wall Fabric:	Precast concrete block w/ simulated stone finish.		
Fenestration:	Plate glass window storefront on ground floor, 1/1 D.H. sash, 2nd. fl.		
Roof/Chimneys:	Roof concealed by stone parapet.		

Additional Architectural Description:

The Midland Avenue facade shows seven bays, separated by two-story high fluted pilasters, surmounted by an entablature w/ denticulated cornice.

On the corner of Midland Avenue, the main entrance has an arched doorway flanked by fluted pilasters, w/ one large double-hung sash window above.

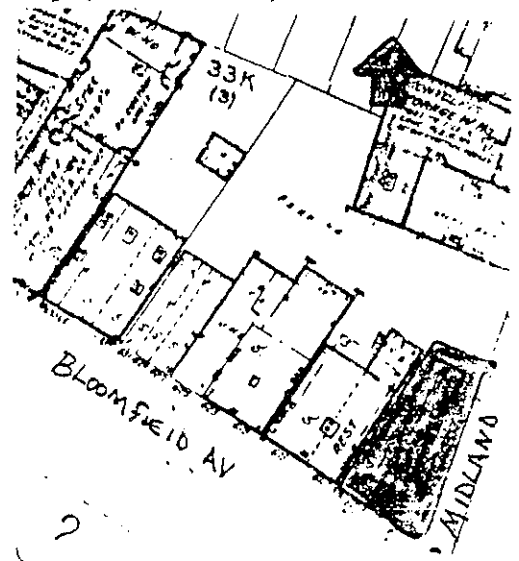
The facade on Bloomfield Avenue shows three bays w/ an arched entrance in the center (smaller) bay, 1st floor.

Double-hung sash windows on the second floor. The parapet of the attic story is broken by piers (surmounted by decorative urns) which reflect the pattern of the bays below.

PHOTO Negative File No. R44, 3



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: 50' x 108'

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

SIGNIFICANCE:

With its distinctive urns & delicate foliated stone work, this 2 story classical building is an excellent example of the style adapted to a corner commercial property.

Unique in the Central Business District.

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: Nancy Goody  
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 564  
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:  
 LOCATION: 599 Bloomfield Avenue  
 MUNICIPALITY: Montclair  
 USGS QUAD: Orange  
 OWNER/ADDRESS: 215 Starmond Avenue  
 Clifton, N. J.  
 Bilow, Irving & Sylvia

COMMON NAME: Zaentz Hardware  
 BLOCK/LOT: 2210/06; 32-3/14  
 COUNTY: Essex  
 UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1910 Source of Date: Stylistics

Architect: Builder:

Style: Vernacular Neo-Classical Form/Plan Type: Trapezoid

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Brick painted yellow, painted brownstone trim, aluminum siding on bay windows.

Fenestration: Front facade is 2 bays wide w/ storefronts on the 1st floor & bay windows on the upper floors. 1/1 D.H. sash.

Roof/Chimneys: Flat roof; 4 external chimneys east, 2 west.

Additional Architectural Description:

Above the storefronts, Ionic pilasters articulate the front bays of the Bloomfield Ave. facade.

A heavy pressed metal entablature w/ projecting cornice surmounts the structure on all sides.

Five bays long, the Midland Ave. facade shows some brownstone lintels & sills (now painted).

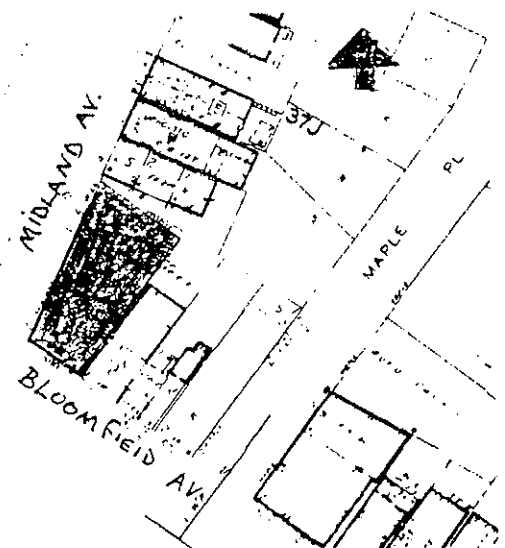
A single story shop at the rear of the property has been connected to the main portion of the building.

A fire escape has been added to the front facade of the building.

PHOTO Negative File # R47,9



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: 40' x 100'

Building sited on the boundary line of lot.

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

SIGNIFICANCE:

A pleasant Neo-Classical commercial building; the centrally placed fire escape detracts from architectural integrity of structure.

Except for the roof details, the facade closely resembles the "Massman Building", #416-418 Bloomfield Ave., built about the same time.

ORIGINAL USE: Mixed 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: Christina Saurel  
ORGANIZATION: Columbia University

DATE: 4/30/80

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

HISTORIC NAME:  
 LOCATION: 596 Bloomfield Ave.  
 MUNICIPALITY: Montclair  
 USGS QUAD: Orange  
 OWNER/ADDRESS: Ronald & Diane Nacht  
 See above

COMMON NAME: Nacht Building  
 BLOCK/LOT: 2208/5; 42-B/21  
 COUNTY: Essex  
 UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: ca. 1870 Source of Date: Hurlbut & Neuman, Map of Montclair, 1878.

Architect: Builder:

Style: Italianate/commercial Form/Plan Type: Rectangular

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: Front--stucco over wood, side elevations--asbestos shingles.

Fenestration: Second and third levels--3 bays; entrance (1st level) centrally located; 6/6 windows--upper levels; single-light fixed windows--first level.

Roof/Chimneys: Shed roof; one exterior chimney west.

Additional Architectural Description:

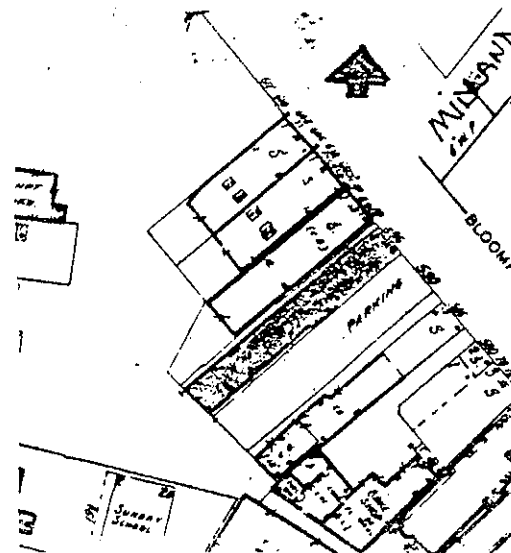
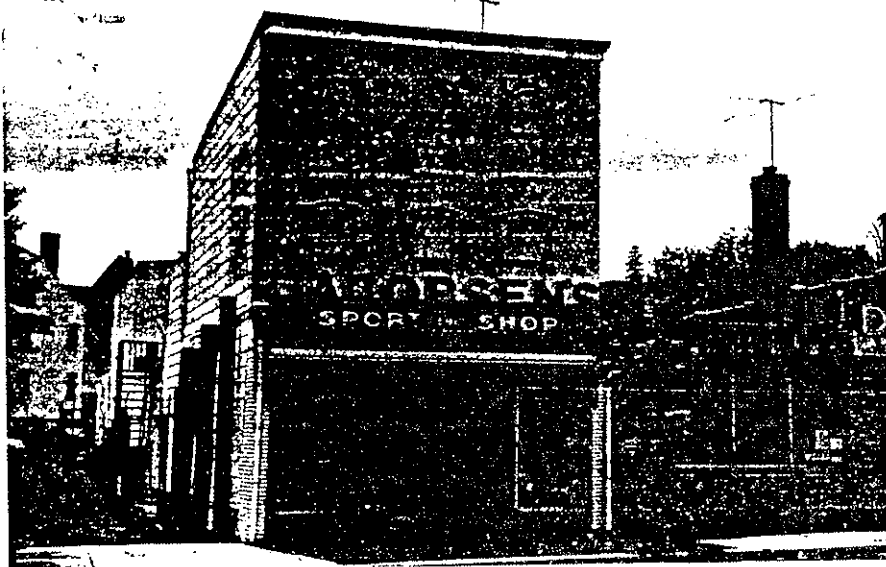
The structure is topped by an unembellished cornice with blocks.

Architrave trim surrounds the round-arch apertures of the third level and the segmental-arch openings of the second level.

Modifications/Alterations--Stucco (front elevation) and asbestos shingles (side elevations) have been applied to the original building fabric; a new storefront, consisting of brick, red-wood paneling & aluminum-frame windows, has been introduced to the first level; a one-story trailing addition has been added to the rear of the structure. The name "Jacobsen's Sport Shop" appears in the ceramic tile ramp leading to the store entrance.

PHOTO Negative File #R56, 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 138'

The structure with its rear additions occupies the entire lot.

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

SIGNIFICANCE:

One of the few late 19th century small scale bldgs. left on Bloomfield Ave.  
This 3 bay former residence with its Italianate elements stands almost  
alone on this section of the street.

The painting of the front windows & other modifications have seriously  
impaired the integrity of the structure.

ORIGINAL USE: Commercial-residential 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 [x]  
No Threat [ ] Other [ ]  
COMMENTS:

The structure is sound but in need of general maintenance.

REFERENCES:

Hurlbut & Neuman. Map of Montclair, 1878.

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

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

HISTORIC SITES INVENTORY NO.

0713 5 6 6

HISTORIC NAME:  
LOCATION: 586 Bloomfield Ave.

COMMON NAME: Montclair Seafood  
BLOCK/LOT 2208/07; 42-B/23

MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Sokobin, Michael & Helen  
85 No. Hillside Ave., Livingston, N. J. 07039

COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: circa 1898

Source of Date: Stylistics

Architect: Dennis Myland (for present facade) Builder:

Style: Vernacular late 19th century commercial.

Form/Plan Type: Rectangular

Number of Stories: 2½

Foundation: Undetermined

Exterior Wall Fabric: Plywood w/ batten strips (north facade), stucco (east & west facades).

Fenestration: Aluminum, D.H. replacement windows w/ snap-in grills (north facade), commercial steel frame windows (west facade).

Roof/Chimneys: Moderately pitched gable w/ ridge running north & south, small shed dormer on the west slope, asphalt shingles.

Additional Architectural Description:

The proportion & scale of this building suggest that it may date from the third or fourth quarter of the nineteenth century, but not a single piece of original exterior trim or siding survives to confirm or disprove this suspicion.

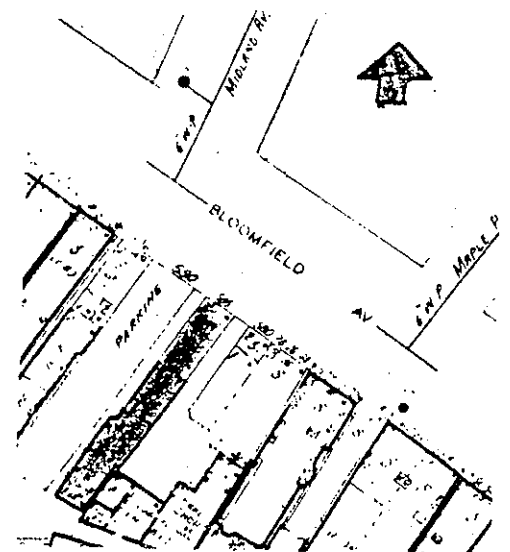
Modifications/alterations: The front elevation of this former 3 bay structure was drastically altered in 1979.

PHOTO

Negative File No. R48, 13



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: 20.75' x 131'. This building occupies a lot on the south side of Bloomfield Avenue. There is no setback on the north or street boundary, or on the east boundary where a small alley exists between it & No. 580. On the west side is a parking lot, approx. 60' wide. A screen fence constructed of wooden pilings, runs approximately 20' out from the west of the building, separating the sidewalk from the parking area.

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

SIGNIFICANCE:

A contemporary interpretation of a turn of the century building.

One of a few good alterations on Bloomfield Avenue.

The scale & character of the structure has been maintained. Screen fence of wooden pilings which partially screen parking lot is a pleasant addition to the streetscape.

ORIGINAL USE: Unknown 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:

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

RECORDED BY: John M. Collins  
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 567

HISTORIC NAME:  
LOCATION: 578-80 Bloomfield Avenue  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS:

COMMON NAME: Montclair Bikery  
BLOCK/LOT 2208/8; 42 B/26  
COUNTY: Essex  
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1892 Source of Date: Tax Assessor

Architect: Builder:

Style: Vernacular, late 19th Century Commercial Form/Plan Type: Rectangle

Number of Stories: 2 1/2

Foundation: Brick

Exterior Wall Fabric: Wood shingles (north facade), clapboard (west facade, ground floor), asbestos shingles (south facade).

Fenestration: D.H., 2/2, wooden sash, 4 bays, 2nd floor, 3 in attic.

Roof/Chimneys: Mansard roof on north facade, backed by low pitched gable w/ ridge running north & south. One brick chimney south.

Additional Architectural Description:

First floor which includes extends west & includes two storefronts w/ fixed display windows & recessed entrances. Door in 1st bay to other floors.

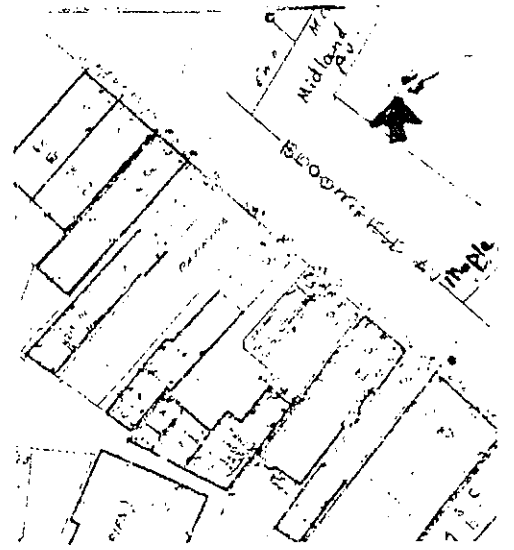
2nd floor windows show broad surrounds.

3 tall pedimented dormers w/ 2/2 arched windows break mansard roof.

Alterations/modifications: The mansard roof & cornice were added at the beginning of the century. A more recent alteration, involving the application of shingles to the front facade & store fronts was carried out in recent times.

PHOTO Negative File No. R4E, 12

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:

South side of Bloomfield Ave., no setback on street side. Narrow alley along west boundary provides access to rear.

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

SIGNIFICANCE:

A early attempt in commercial restoration on Bloomfield Avenue.

Some effort has been made to retain the integrity of the structure which was probably originally a home. This section of Bloomfield Avenue was primarily residential until the early 20th century. All of the large 19th century commercial buildings are found east of Park Street.

ORIGINAL USE: Possibly 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:

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

RECORDED BY: John M. Collins  
ORGANIZATION: Columbia University

DATE: 4/12/80

(609)292-2023

HISTORIC NAME: COMMON NAME: Ebony Building  
 LOCATION: 357-367 Bloomfield Ave. BLOCK/LOT 3206/1; 38-1/9  
 MUNICIPALITY: Montclair COUNTY: Essex  
 USGS QUAD: Orange UTM REFERENCES:  
 OWNER/ADDRESS: Ebony Realty, Inc. Zone/Northing/Easting  
 363 Bloomfield Ave.

DESCRIPTION  
 Construction Date: 1905 Source of Date: Tax Assessor  
 Architect: Builder:  
 Style: Early 20th Century Commercial Form/Plan Type: Modified Square  
 Number of Stories: 2  
 Foundation: Stucco over brick.  
 Exterior Wall Fabric: Stucco over brick (upper level), glazed square panels (store-  
 fronts).  
 Fenestration: Second level--9 bays, 1/1 double-hung sash windows;  
 first level--store windows punctuated by 6 entrances.  
 Roof/Chimneys: Flat roof w/ parapet.

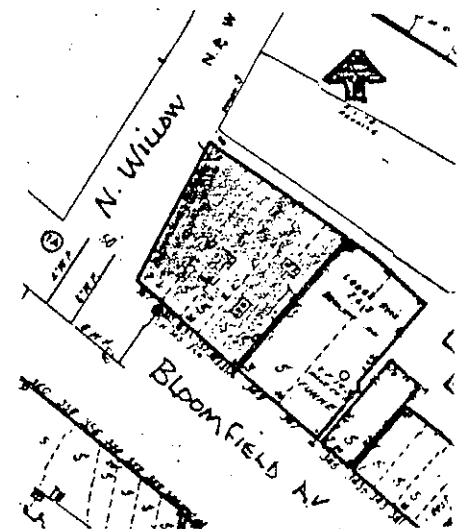
Additional Architectural Description:

The structure's upper level is articulated by paneled and corbeled piers--the horizontal bands of corbeled brick are continuous; belt courses wrap around the structure between the first and second levels.

Modifications/Alterations--A stucco finish, which obscures some of the original detailing, has been applied to the brick; the storefronts, many of which interrupt the pier articulation, are characterized by aluminum-frame doors and windows piercing a sheathing of square glazed panels; Current renovations to the second story include the installation of 1/1 double-hung wood windows and a false mansard clad in wood shingles (not in photograph).

PHOTO Negative File # R52, 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

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--93' x 90'

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:

The continuous belt courses give a horizontal definition to this 2 story commercial building.

Current renovations are incompatible & completely alter the scale of the building.

Plans for one of the many alterations on this building are in the town archives. They show renovations designed for People's national Bank in 1925 by the architectural firm of T. M. James of N. Y. C.

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: Edgemont Building  
 LOCATION: 347 Bloomfield Ave.  
 (347-349)  
 MUNICIPALITY: Montclair  
 USGS QUAD: Orange  
 OWNER/ADDRESS: Dorothy Nathan  
 See above

COMMON NAME: Nathan Building  
 BLOCK/LOT 3206/2; 38-1/11  
 COUNTY: Essex  
 UTM REFERENCES:  
 Zone/Northing/Easting

DESCRIPTION

Construction Date: 1925 Source of Date: Map of 1933

Architect: Builder:

Style: Classical Revival Form/Plan Type: Rectangular

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Upper level--brick (common bond)

Fenestration: Upper level--7 bays, single-light fixed windows w/ the exception of  
 2 1/1 double-hung windows at right (east) end; first level--single,  
 double, and triple-light fixed windows, entrances (2) left of center.  
 Roof/Chimneys: Shed roof w/parapet; one interior end chimney visible (west side).

Additional Architectural Description:

Capping the building is a solid brick parapet which is balustrade-like in appearance, proportion and scale.

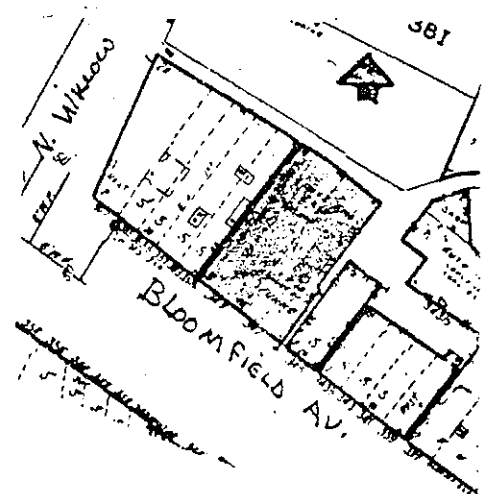
The upper level has an arcaded central section consisting of partially closed arches w/ glazed lower portions; keystones accent the arches while stones circular in shape embellish the spandrels.

Quoins of raised brick define the structure's edges.

Modifications/Alterations - The storefront is sheathed in glazed panels and scored metal; signage surmounts the store windows. Building previously had another floor which was destroyed by fire in 1950's. Lower part of window apertures of 3rd fl. were filled in and this section was retained so that top of building resembles a

PHOTO Negative File # R52, 3

Map (Indicate North) Parapet.



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--101' x 53'

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:

The high classical arches of this commercial facade add a monumental touch to the building.

The store-front alterations & signage are totally unrelated to the rest of the structure & detract from the integrity of the building as a whole.

ORIGINAL 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 [x]  
No Threat [ ] Other [ ]  
COMMENTS:

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/14/80

(609) 292-2023

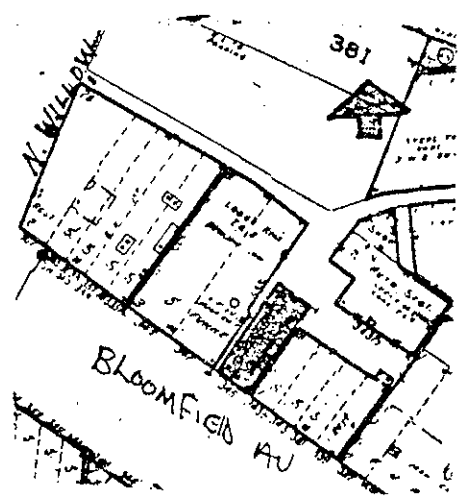
HISTORIC NAME: COMMON NAME: Giblin Building  
 LOCATION: 345 Bloomfield Ave. BLOCK/LOT 3206/3; 38-1/10  
 MUNICIPALITY: Montclair COUNTY: Essex  
 USGS QUAD: Orange UTM REFERENCES:  
 OWNER/ADDRESS: James Giblin, et al. Zone/Northing/Easting  
 20 Forest St.

DESCRIPTION  
 Construction Date: ca. 1890 Source of Date: Kiser, Ellis. Atlas of Essex County, 1906.  
 Architect: Builder:  
 Style: Late Victorian Commercial/ Residential Form/Plan Type: Rectangular  
 Number of Stories: 2  
 Foundation: Uncoursed stone  
 Exterior Wall Fabric: Cement over brick (front facade).  
 Fenestration: Second level--3 bays, 2/2 double-hung windows; first level--entrances (2) at ends, 3-light aluminum-frame store windows.  
 Roof/Chimneys: Flat roof; one interior end chimney (west side)  
 Additional Architectural Description:

The front elevation has been substantially altered: cement has been applied to the original fabric of brick-- consequently, decorative cornice and window embellishments have been removed or obscured; the windows of the upper levels have been replaced by the 2/2 double-hung variety; a new storefront, consisting of aluminum-frame window and a recessed entrance, completes the contemporary picture.

PHOTO Negative File #R58a, 36a

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--25' x 109' irregular

The structure occupies the south half of lot along Bloomfield Ave.

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

SIGNIFICANCE:

Drastic alterations have reduced this former late 19th c. storefront to a bland featureless facade.

ORIGINAL USE: Commercial/Residential PRESENT USE: Commercial/Residential  
PHYSICAL CONDITION: Excellent  Good  to 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: 7/9/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY #0713 596  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:  
LOCATION: 336-346 Bloomfield Ave.

COMMON NAME: B. C. Holding Corp. Bldg.  
BLOCK/LOT (330-346) 3104/21; 43-C/56

MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: B. C. Holding Corp.  
175 Englewood Ave.  
Englewood, N. J. 07632

COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: Circa 1920

Source of Date: Map of 1933.

Architect:

Builder:

Style: Classical Revival/Turn-of-the-Century Commercial

Form/Plan Type: Modified Rectangle

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Brick (running bond)

Fenestration: Second level--10 bays, 1/1 double-hung windows; first level--8 entrances across the front, single-light wood frame windows & doors.

Roof/Chimneys: Flat roof w/ modified stepped parapet.

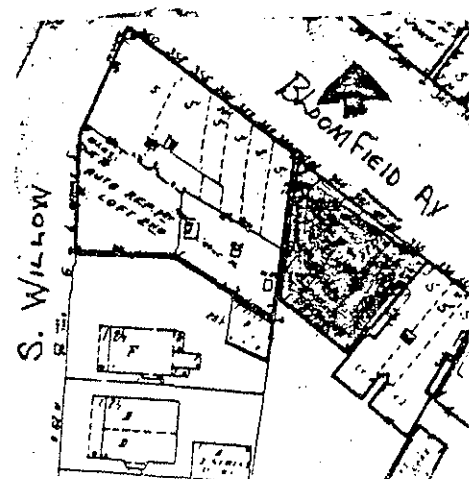
Additional Architectural Description:

The second level is articulated by a denticulated cornice and an egg and dart belt course, both of stone; stone hood lintels w/ scroll keystones surmount the window openings; decorative wood panels and trim articulate the third, fourth, seventh and eighth bays (from left to right).

Modifications/Alterations--Some of the signage is intrusive in that transoms and other original details are concealed; the panels beneath the store windows have had a heavily-textured stucco finish applied to them.

PHOTO Negative File #R56,16

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:

Lor size--129' x 250'; irregular

The structure is located at the NW corner of the lot on Bloomfield Ave. There is one other structure on the property which occupies the NE corner (abuts 336-346 Bloomfield Ave.).

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

SIGNIFICANCE:

The horizontal emphasis of this 2 story commercial block is enhanced by highly decorative stonework.

While the alterations to the store front windows are intrusive, the panels and signs can easily be removed to reveal the textured stucco finish below.

Ashland Hall, a private boarding school for boys founded by David A. Frame in 1845, was located to the rear of this site. See: History of Montclair Township, by Henry Whittemore in biographical reference, p. 121.

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 [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 597  
 INDIVIDUAL STRUCTURE SURVEY FORM

(609) 292-2023

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

HISTORIC NAME: COMMON NAME: Grant Building  
 LOCATION: 314-328 Bloomfield Ave. BLOCK/LOT 3104/22; 43-C/54  
 MUNICIPALITY: Montclair COUNTY: Essex  
 USGS QUAD: Orange UTM REFERENCES:  
 OWNER/ADDRESS: Margaret Grant et al. Zone/Northing/Easting  
 54 Thomas St., Bloomfield, N. J. 07003

DESCRIPTION  
 Construction Date: 1912 Source of Date: Tax Assessor  
 Architect: Builder:  
 Style: Early 20th Century Commercial Form/Plan Type: Modified Rectangle  
 Number of Stories: 2  
 Foundation: Brick  
 Exterior Wall Fabric: Brick (common bond)  
 Fenestration: Second level--8 bays, 1/1 double-hung windows; first level--7 entrances across the front, predominantly single-light doors & windows.  
 Roof/Chimneys: Flat roof w/ stepped parapet.  
 Additional Architectural Description:

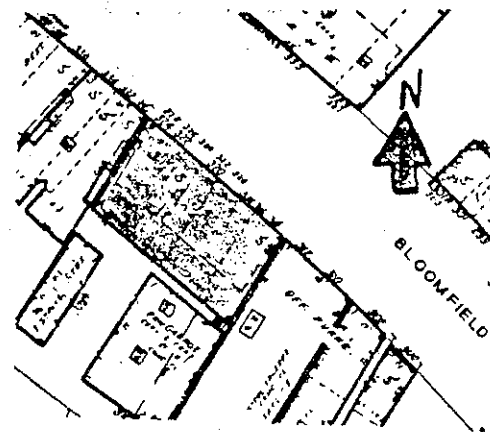
The second level is articulated by piers and a continuous lintel; stucco panels & brick corbeling embellish the parapet.

Modifications/Alterations--The panels beneath the store windows are sheathed in wood shingles or a veneer of stone; the aluminum-frame store windows are defined by glazed-panel surrounds.

PHOTO Negative File #R56, 18



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--100' x 145'

The structure fills the north end of the lot which abuts Bloomfield Ave. A garage is located at the SE corner while a storage building is situated at the SW corner of the lot.

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

SIGNIFICANCE:

This facade is very typical of main street architecture of the 20's, which relies heavily on the use of corbelling & contrasting surface treatment for decoration. Buildings like this are to be found in many suburbs & small towns across the country.

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



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--99' x 110'

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:

Pleasant decorative stonework complements the facade of this 2 story yellow brick commercial building housing a thriving furniture business.

The closing of the upper level apertures, the unfortunate plastic signs & other assorted alterations to the store front level create a tawdry appearance & completely destroy the integrity of the building.

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: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/9/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 5 99  
 INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Crawford Block                      COMMON NAME: Casabona Building  
 LOCATION: 295-301 Bloomfield Avenue      BLOCK/LOT: 3206/06; 38-1/22  
 MUNICIPALITY: Montclair                      COUNTY: Essex  
 USGS QUAD: Orange                      UTM REFERENCES:  
 OWNER/ADDRESS: Casabona, May & Al                      Zone/Northing/Easting  
 65 S. Mountain Avenue, Montclair, N. J. 07042

DESCRIPTION

Construction Date: - 1892                      Source of Date: Stylistics  
 Architect: Jesse H. Lockwood                      Builder:  
 Style: Late 19th Century Commercial w/  
 Queen Anne & Romanesque elements.      Form/Plan Type: V-shaped plan on  
 Trapezoidal lot  
 Number of Stories: 2½  
 Foundation: Stone

Exterior Wall Fabric: 1st floor-stone; 2nd floor-brick.

Fenestration: 10 bays east, 7 bays south; 1/1 D.H. sash. 2nd floor shows large  
 subdivided windows w/transoms & grouped single windows arched &  
 w/ flat lintels.

Roof/Chimneys: Pitched roof, asphalt shingles, 1 interior chimney.

Additional Architectural Description:

The east wall above bays 1, 2, & 3 forms stepped gables w/ paired windows  
 at center - single window bay 1.

The south elevation wall forms parapet gables (not stepped) above bays  
 1, 3, 5 & 7 (windows similiar to east side).

Ground floor store fronts are of various, altered configurations.

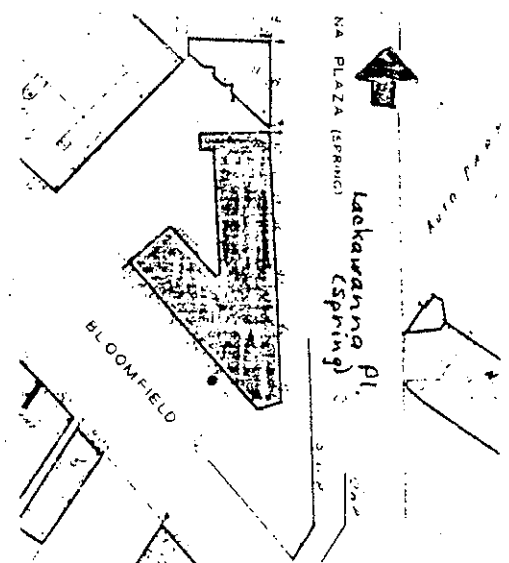
Massive stone arched entrances define the 2nd bay, south elevation, & the  
 6th bay east.

Simple cornice between wall dormers.

Conical turrets w/ standing seam copper roof defines south-east corner of  
 structure. Greek key motif in spandrel above 1st floor corner multi-light  
 window.

PHOTO Negative File #R43, 19

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:

V-shaped plan on trapezoidal lot, abutting narrow end of lot.

366' boundary of Bloomfield Avenue

170' boundary on Glenridge

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

SIGNIFICANCE:

This eclectic 19th century commercial building complex is one of a kind in Montclair. It provides an effective solution to the treatment of a difficult corner site. The variety of its stylistic elements complement the Beaux Arts character of the later (1913) landmark railroad station across the street.

Jesse Lockwood, a local architect, also designed Mullen's Livery on the opposite side of Bloomfield Ave. in 1884.

ORIGINAL USE: Commercial

PRESENT USE: Empty

PHYSICAL CONDITION: Excellent [ ] Good [ ]

Fair [x] 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: Abby Jaroslow  
ORGANIZATION: Columbia University

DATE: 4/12/80

HISTORIC NAME:	COMMON NAME:	Chavies Bldg.
LOCATION: 300 Bloomfield Ave.	BLOCK/LOT	3104/24; 43-C/52
MUNICIPALITY: Montclair	COUNTY:	Essex
USGS QUAD: Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS: Henry & Louise Chavies See above		

DESCRIPTION

Construction Date: 1912      Source of Date: Tax Assessor

Architect:      Builder:

Style: 20th century commercial/Gothic elements      Form/Plan Type: Modified Rectangle

Number of Stories: 2

Foundation: Brick

Exterior Wall Fabric: Stucco over brick

Fenestration: Single level--one bay, 6/1 double-hung windows; first level--entrance (2) at ends, single-light window surmounted by 3-light transom.

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

Additional Architectural Description:

The structure is capped by a low-pitched Gothic parapet.

A hood molding surmounts and unites the second-story band windows.

A bracketed hood spans the building above the first level.

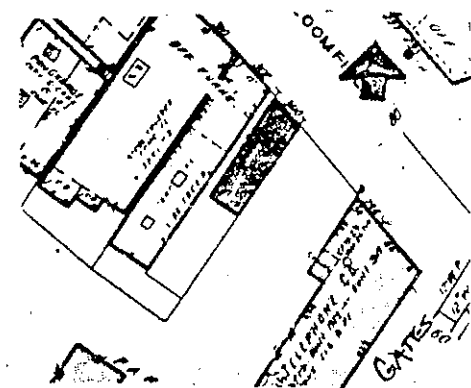
Brick quoins define the building edges, but they are obscured slightly by the layer of surrounding stucco.

Modifications/Alterations--perma-stone has been applied to the original building fabric on the first level.

PHOTO Negative File # R56,19



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--24' x 144'

The structure fills the north half 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:

Unusual facade treatment for a small commercial structure. The gothic elements provide an eclectic touch.

The application of perma-stone on the first floor level impairs the integrity of structure.

Site of early real estate office owned by Robert Harris. Spring on property is the reason for the name of nearby "Spring St." (now called Lackawanna Plaza.) See form on #290-292 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: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/11/80

HISTORIC NAME: Mullen's Livery  
 COMMON NAME: Montclair Realty Co. Bldg.  
 LOCATION: 290-292 Bloomfield Ave., corner Gates Ave. BLOCK/LOT 3103/15; 43-D/1  
 MUNICIPALITY: Montclair COUNTY: Essex  
 USGS QUAD: UTM REFERENCES:  
 OWNER/ADDRESS: Montclair Realty Co. Zone/Northing/Easting  
 12 Elm St.

DESCRIPTION

Construction Date: 1884-85 Source of Date: Montclair Times. 8/7/85

Architect: Jesse H. Lockwood Builder:

Style: Late 19th century transportation Form/Plan Type: L shape

Number of Stories: 2½

Foundation: Brick

Exterior Wall Fabric: Upper levels--brick veneer over brick; first level--heavily textured stucco over brick.

Fenestration: 3 bays; first level--single-light fixed windows flank the centrally located entrance (wood-frame doors); moreover, there is an entrance

Roof/Chimneys: Gable roof w/ clipped ends; asphalt shingles; at the right corner. two interior chimneys.

Additional Architectural Description:

Gable ends and side cornices are adorned by paired consoles.

Segmental-arch double-window occurs in gable.

The three bays are articulated by piers.

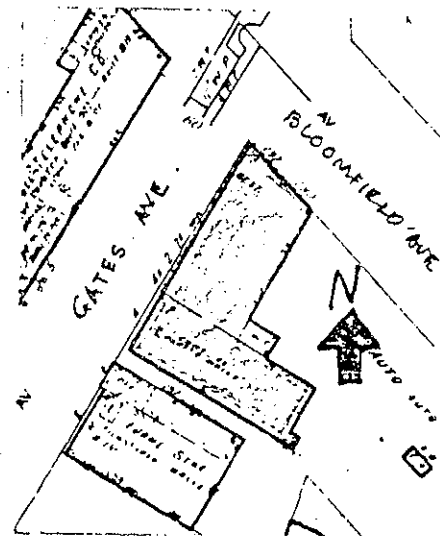
The side elevations contain the original segmental-arch apertures.

Modifications/Alterations--signage conceals apertures of second story (front); brick veneer has been applied to upper portions of front & west elevations; a section of the rear wall has been rebuilt w/ cinder block; the upper portion of the east elevation has been given a coating of cement; a significant number of apertures have been closed or updated w/ new sashes; a hood, clad in wood shingles, and a fire escape have been attached to the west elevation; the rear annex, topped by a modified mansard roof w/ shed dormers, has been covered w/ cement.

PHOTO Negative File #R32, 19



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--140' x 122'

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

Transportation (train station) and heavy commercial uses also exist in the area.

SIGNIFICANCE:

The low pitched roof with clipped gable contributes to the distinctive architecture of this early transportation building. These distinctive features are found in other liveryies in Montclair, built between 1800 and the turn of the century.

The main floor of the livery was one and one-half feet below the level of Gates Ave. (formerly called Spring St.). Spring St., which during the days of Isreal Crane was known as the "Little Turnpike" was later named Spring St. after a spring behind the building on the south west corner of Bloomfield and what is now Gates Ave.

See: Reminiscences of Montclair by Watkins (in biography reference), p. 21.

ORIGINAL USE: Transportation (livery)

PRESENT USE: Commercial(vacant)

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:

The rear annex is in need of major repairs; the main section of the building is threatened as it is currently unoccupied.

REFERENCES:

Montclair Times, 2/7/85

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 8/8/80

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

0713 6 02

HISTORIC NAME: D, L, & W Station  
 LOCATION: 291 Bloomfield Avenue

COMMON NAME: Montclair Railroad Station  
 BLOCK/LOT 3213/1; 38-K/20

MUNICIPALITY: Montclair  
 USGS QUAD: Orange

COUNTY: Essex  
 UTM REFERENCES:

OWNER/ADDRESS: Montclair Redevelopment Agency  
 116 Glenridge Avenue

Zone/Northing/Easting

DESCRIPTION

Construction Date: 1912

Source of Date: National Register  
 Nomination

Architect: William Hull Botsford

Builder:

Style: Beaux Arts Revival

Form/Plan Type: Rectangular w/ one  
 angled corner

Number of Stories: 1 w/ central 2 story space.

Foundation: Concrete w/ exposed aggregate.

Exterior Wall Fabric: Tapestry bond brick w/ exposed aggregate concrete quoins  
 and trim.

Fenestration: Irregular bays, double wood casements w/ transom above.

Roof/Chimneys: Gable roof w/ stone parapet above central area, green tile finish;  
 flat roof w/ asphalt finish above one-story section.

Additional Architectural Description:

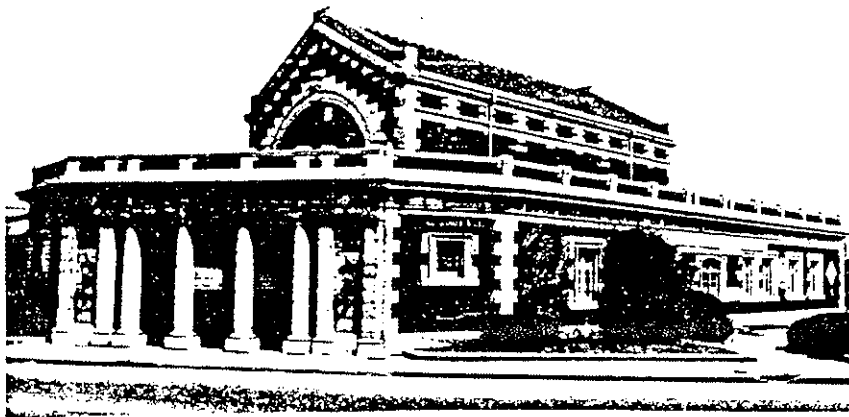
Arcaded entrance at angled corner w/ four Doric columns supporting simple  
 entablature. Flat roof surrounded by low parapet wall.

Central mass of structure has semi-circular arched windows that fill  
 each gable end.

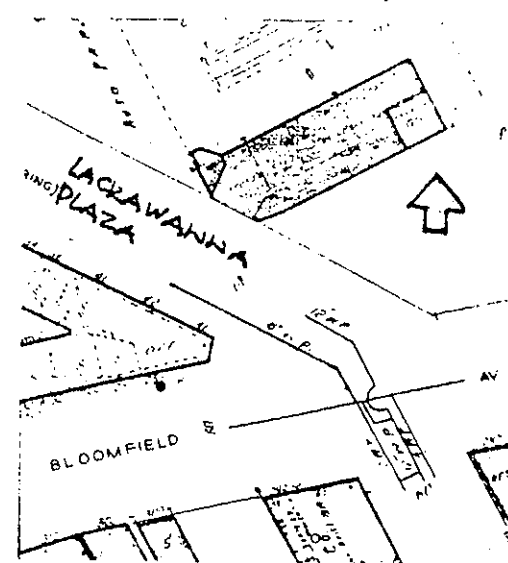
Low, concrete parapets at each gable end, quoins, window surrounds, and  
 string courses contrast sharply w/ the brick walls.

Prominent keystones define the semi-circular arches at center of south  
 entrance.

PHOTO Negative File # R43,17



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:

Angled corner abuts Gates Street lot line. Parking lot and railroad tracks fill most of site. Two train sheds are attached to rear of building.

Lot size: 3.6 acres.

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

SIGNIFICANCE:

Once called the "Handsomest and best arranged suburban railroad terminal in the United States", it was to be demolished for new commercial development. It is now scheduled for adaptive re-use and to be the centerpiece of a redevelopment plan for this section of Montclair. Passenger service here will soon terminate for the tracks are to be rerouted and a new station constructed east of here in 1981.

The station previous to this one was not considered impressive enough to serve as the gateway to this prosperous railroad suburb. Through a cooperative effort between the D. L. & W. Railroad and the town officials, the new terminal was built and all the surrounding area was improved. The architect was William Hull Botsford, chief architect for the railroad. Young Botsford never saw the completed station for he lost his life in the Titanic disaster of 1912.

Building was placed on the National Register in 1973. The station is pictured in Laurence Grow's history of the commuter railroads, On The 8:05, p. 85. Also see: "The American Architect", Vol. CIV, Nov. 19, 1913, pp. 193-199. Station and surrounding areas are pictured and construction details are discussed.

ORIGINAL USE: Railroad Station 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.

Also: "Montclair Times", Sat., July 5, 1913. Story on dedication of new railroad depot.

RECORDED BY: Abby Jaroslow  
ORGANIZATION: Columbia University

DATE: 4/12/80

HISTORIC NAME:  
LOCATION: 74 Church Street  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Savage, Alba & Wesker, Helen  
259 Park Street, Montclair

COMMON NAME:  
BLOCK/LOT 2204/05; 42-C/18  
COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: Circa 1868 Source of Date: Map of 1871  
Architect: Builder:  
Style: 19th century vernacular home w/ later Queen Anne elements. Form/Plan Type: Modified Square  
Number of Stories: 2½  
Foundation: Stucco  
Exterior Wall Fabric: Clapboard & shingle.  
Fenestration: Banded casements in front addition/ 2/2 D.H. sash windows, early section.  
Roof/Chimneys: Intersecting gable; slate w/ imbricated design. 2 chimneys, exterior east wall, center.  
Additional Architectural Description:

Front gable shows panel w/ sunburst motif. Wall below is recessed w/ 3 symmetrical rectangular windows, separated by console-type brackets below gable.

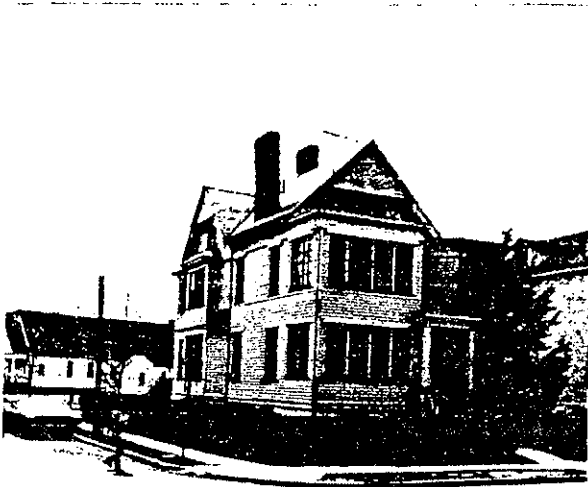
The entrance is slightly off center w/ an octagonal turret to the right (west).

The rectangular 2 story block left of the entrance has banded casement windows & a flat roof; it is obviously an addition.

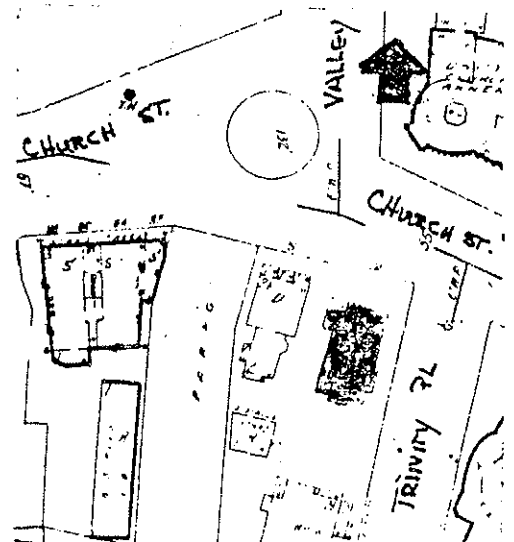
The turret roof (now flat) could have been bell shaped

The classical entrance porch was added before the left 2 story block.

PHOTO Negative File No. R38, 16



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



1

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 6 1 2  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Carnegie Library	COMMON NAME:
LOCATION: Church Street at corner of Valley Road	BLOCK/LOT Unitarian Church Annex 2208/10
MUNICIPALITY: Montclair	COUNTY: Essex
USGS QUAD: Orange	UTM REFERENCES:
OWNER/ADDRESS: Board of Trustees, Unitarian Church 73 Church St., Montclair, N. J. 07042	Zone/Northing/Easting

DESCRIPTION

Construction Date: 1904 Source of Date: Montclair Library archives

Architect: John G. Howard & D. Everett Waid Builder:

Style: Eclectic w/ elements of Bungalow & Prairie styles Form/Plan Type: "L"

Number of Stories: 1 w/ visible basement

Foundation:

Exterior Wall Fabric: Brick

Fenestration: Casement windows

Roof/Chimneys: Hipped w/ asphalt shingling & copper flashing. Massive, rectangular chimney to rear of a central hexagonal skylight.

Additional Architectural Description:

Corner siting.

Broad brick staircase leads to the main entrance.

Main entrance has double, contemporary doors w/ a 3 light transom set in a brick trimmed surround.

Windows alternate w/ stucco panels to form a prominent, wide band course which runs the length of both wings of the "L".

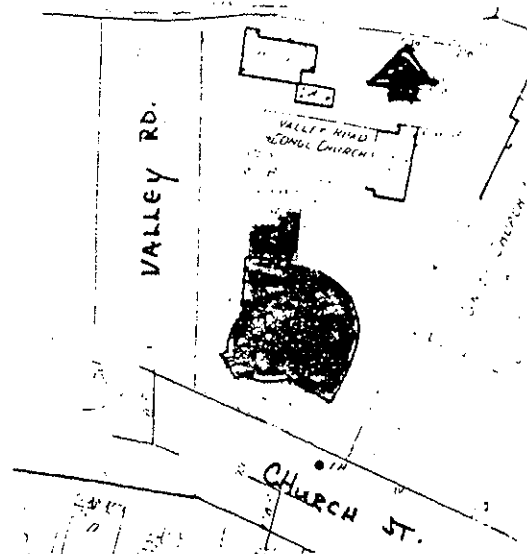
Overhanging eave.

Brick string course in the form of a fret runs the length of the base.

PHOTO Negative File # R38, 14



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 close to the corner; occupies west end of 168' property line along Church St. & 118' property line north on Valley Road.

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

SIGNIFICANCE:

One of very few Prairie style buildings in Montclair, this former library building was well designed to fit its corner site. It seems stylistically later than its building date and has been successfully adapted to a private school.

The architect of this building, John G. Howard, was a prominent California architect. It was called the "Carnegie Library" because of the generous donation of \$40,000 from Andrew Carnegie.

The site was an important corner in local history - the point where the "Old Road" from Newark turned and the location of the popular public house, the Munn tavern. This building which also once served as a library is now located behind the Valley Covenant Church (see #17 Valley Road, Munn Tavern).

Library received considerable attention before it was completed. A rendering of it was shown in 1900 at the New York Architectural League Annual Exhibition and photographs of the entrance were published in The Brickbuilder in Dec., 1903.

ORIGINAL USE: Library PRESENT USE: Offices  
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:

The Brickbuilder, December 1903, Plate #1.

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

For bibliography on architect, see: Whitney & Whitney, pp. 302-303.

Water color perspective of this building rendered by J. G. Howard included in the Architectural League of New York, Annual Exhibition, 1900 (Exhibition #541).

RECORDED BY: Edward T. Mohylowski  
ORGANIZATION: Columbia University

DATE: 4/12/80

Revised by Maynett Breithaupt, Preservation Montclair, 1/18/84

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

0713 6 1 3

HISTORIC SITES INVENTORY NO.

HISTORIC NAME: First Baptist Church  
LOCATION: Church & Trinity Place  
68 Church Street  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS:

COMMON NAME: First Baptist Church  
BLOCK/LOT: 2205/01; 42-D/1  
COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1911 Source of Date: Church Archives  
Architect: Pilcher & Tachau, N.Y.C. Builder: Messrs. J. B. Roberts & Co., N.Y.C.  
Dwight James Baum (1928 renovation)  
Style: Romanesque Revival Form/Plan Type: Irregular

Number of Stories:

Foundation: Brick

Exterior Wall Fabric: Sand colored textured brick.

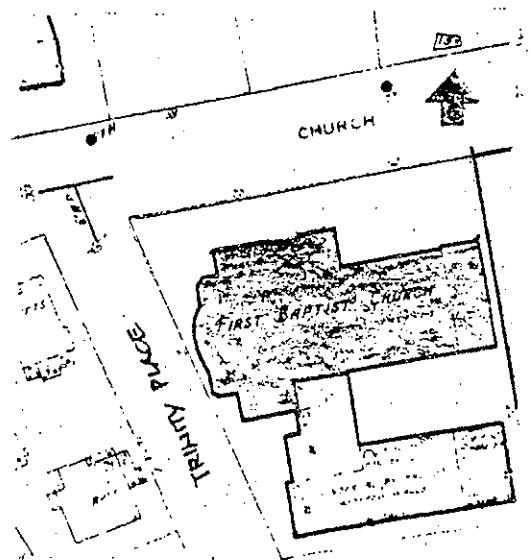
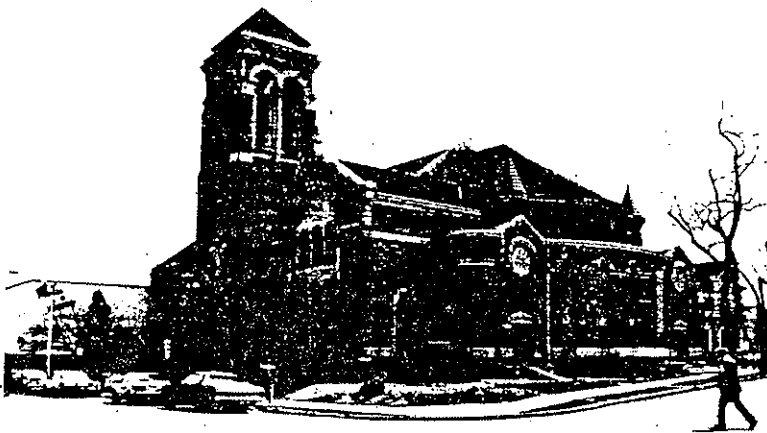
Fenestration: Round arched windows, grouped in two's & three's. Larger subdivided windows (also round arched) in nave walks.

Roof/Chimneys: Low pitch w/ Roman tiles; tall furnace chimney in rear of structure. Copper gutters & downspouts.

Additional Architectural Description: Side entrance door in bay 1 which projects slightly from nave wall. Tall subdivided windows set in compound circles define bays 2-5. A square turret w/ paired round arched openings on all four sides below a low-pitched tile polygonal roof projects to the west of the nave. Below the decorative roof cornice, a band of small stone carved images wraps around the entire turret. The entrance is recessed back between the turret & a gabled wing which extends to the west. Colonets with foliated capitals divide the 3 round headed diamond paned windows on the 2nd floor. An extensive round arch dominates the west gable facade & frames a band of subsidiary arches. On the 1st & 2nd floors, w/ geometric low relief carvings in the spandrel panels between. A heavy stone finial ornament surmounts the gable which shows decorative corbeling below. Broad stone steps lead to the 2 entrance doors, which are panelled w/ studs & sq. overhead transoms. They are surmounted by a broad panel of decorative foliage in low relief below a segmental arch.

PHOTO Negative File No. R38, 12

Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Corner site; 60' on Church St., 150' on Trinity Place.

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

SIGNIFICANCE:

This 100 year old home has been altered & added to at least twice.  
Alterations impair integrity of structure.

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

REFERENCES:

Hughes, James. Map of Bloomfield, Montclair, & Belleville, 1871.  
Building on list of 100 year old houses in Montclair compiled in 1968.

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 5

HISTORIC SITES INVENTORY NO.

HISTORIC NAME:	Unity Church	COMMON NAME:	Unitarian Church
LOCATION:	67 Church St.	BLOCK/LOT	2208/19; 42-B/102
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	Board of Trustees, Unitarian Church 73 Church St, Montclair, N. J. 07042	Zone/Northing/Easting	

DESCRIPTION

Construction Date:	1905	Source of Date:	Tax Assessor
Architect:	W. Leslie Walker	Builder:	
Style:	Shingle/Craftsman	Form/Plan Type:	Modified Rectangle
Number of Stories:	1 + B		
Foundation:	Stucco		
Exterior Wall Fabric:	Stucco & shingle.		
Fenestration:	Casements w/ octagonal & diamond shaped lights.		
Roof/Chimneys:	Gable roof of many colored slate. Large, tall stucco chimney.		

Additional Architectural Description:

The facade facing the street is the clipped gable end, flanked by a cross gable.

The main story is stucco w/ two symmetrically placed tudor arch windows.

Above, there are stucco brackets supporting an eyebrow curving in the shingled wall of the attic story within the gable.

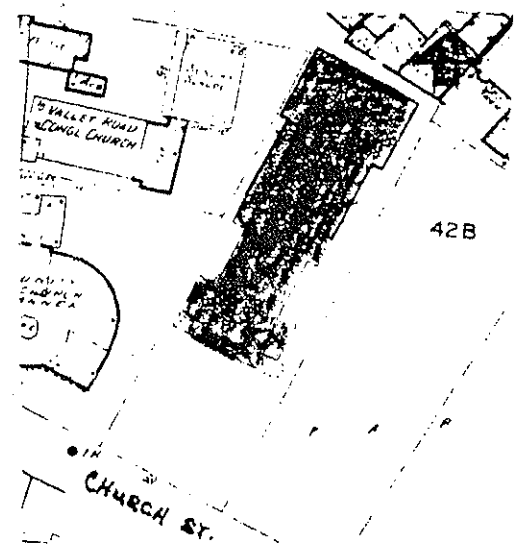
Under the clipped end of the gable, there are three casements & large wooden L-shaped brackets supporting the overhanging eave of the roof.

Entrances are located in the cross gables.

The roof sweeps along the building at its side, changing direction to cover gabled, bell-capped, hipped & clipped gable dormers. It is the most prominent feature of the building w/ its low overhanging eave, supported by dark wood brackets. The rambling church is unified under this roof.

PHOTO Negative File No. R 38, 17

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:

Church & addition occupy a large site at corner of Church Street & Trinity Place.

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

While the church is adjacent to the downtown commercial area, private residences can be found only a block away.

SIGNIFICANCE:

A careful choice of materials & delicacy of carving marks this impressive Romanesque church which has become an important neighborhood landmark.

The interior shows elaborate wood detailing & the decorative stained glass work was carried out by Mr. Clement Heaton's N. J. studio. Seamus O'Brion, an Irish playwright & author (who conducted art classes in the building), was responsible for a large decorative plaque in the chapel which incorporated letters taken from "The Book of Kells", an Irish Manuscript. Harry Emerson Fosdick, an important Baptist preacher of the time, was minister of this church from 1904-1915. He became minister of Riverside Church in New York.

Photographs and drawings of the church were published in "The American Architect", Vol. CXXIV, April 5, 1926, p.p. 429-433. Architects were Tachau & Vought of Pilcher & Tachau. Triple windows in chapel (south-west portion of front facade) are marked "Tiffany Studios".

ORIGINAL USE: Church PRESENT 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:

Church adjacent to Hahne's department store, mixed use neighborhood, and commercial & public buildings. The architecture and interiors of this church and its addition are outstanding. These structures merit consideration as an individual nomination to the National Register.

REFERENCES:

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

See church archives of First Baptist Church.

RECORDED BY: Eleanor M. Price  
ORGANIZATION: Preservation Montclair

DATE: 10/12/80

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

HISTORIC SITES INVENTORY NO. 0713 7 3 4

HISTORIC NAME: Farrell Building  
LOCATION: 40-44 Valley Road

COMMON NAME: Farrell Building  
BLOCK/LOT: 1404/11; 42-A/25

MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Constance Lefkowitz  
12 Broadlawn Dr., Livingston, N.J.

COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1906 Source of Date: Tax Assessor

Architect: Builder:

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

Number of Stories: 3

Foundation:

Exterior Wall Fabric: Glazed orange brick, red brick & limestone trim. Running bond.

Fenestration: 3 bays; D.H. sash w/ 1/1 lights.

Roof/Chimneys: Sloping roof behind prominent entablature. No visible chimney.

Additional Architectural Description:

Three bays wide w/ entrance in 2nd bay. Each bay on ground floor is divided by brick pilasters w/ limestone bases & capitals.

An entablature divides 1st floor store from 2nd & 3rd floors.

2nd & 3rd floor windows are characterized by flat limestone lintels w/ prominent keystones. Limestone quoins frame each bay on 2nd & 3rd floors.

A deep projecting entablature is supported by scroll brackets.

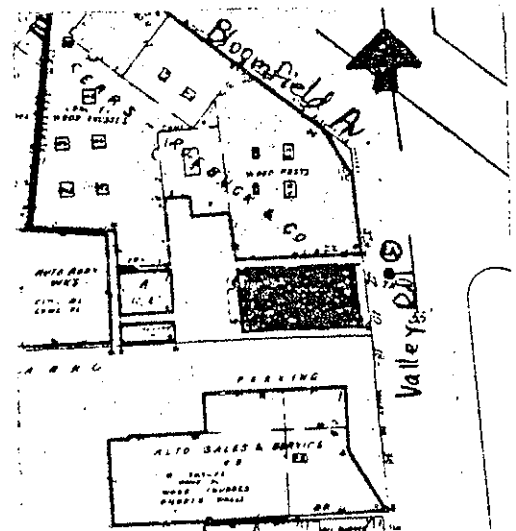
A fire escape occupies the central bay on the 2nd & 3rd floors.

Alterations/Modifications: Store front windows show extensive alterations; there are plastic signs above display windows.

PHOTO Negative File No. R44, 11



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: 48' x 134'

West side of Valley Road South.

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

SIGNIFICANCE:

One of a few free standing buildings in the Central Business District.

The large projecting cornice, splayed stone lintals, & alternating stone quoins contribute to the individual quality of the structure.

Only two-story commercial structure on this south section of Valley Road.

ORIGINAL USE: 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: Nancy Carrs  
ORGANIZATION: Columbia University

DATE: 4/12/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 7 3 5  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: Old Primary School  
LOCATION: 22 Valley Road at corner of Church Street  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Board of Education  
See above

COMMON NAME: Montclair Board of Education Administration Building  
BLOCK/LOT  
COUNTY: Essex  
UTM REFERENCES: Zone/Northing/Easting

DESCRIPTION

Construction Date: 1860 Source of Date: Published Reference

Architect:

Builder:

Style: Italianate

Form/Plan Type: "T" shaped

Number of Stories: 2½

Foundation: Brownstone

Exterior Wall Fabric: Red brick laid in running bond.

Fenestration: D.H. 12/12 windows set in segmental arched openings at the ground floor, D.H. 10/12 windows set in rounded arched openings at the 2nd. floor.

Roof/Chimneys: Hipped in part w/ gables.

Additional Architectural Description:

Vertical brick piers define the wall areas. Recessed spandrels between 1st & 2nd floors show

Over-hanging eaves w/ paired brackets & denticulated cornice.

Ocular windows in south & east gable.

Main entrance situated in the first bay of the east wing; another entrance at the rear (north).

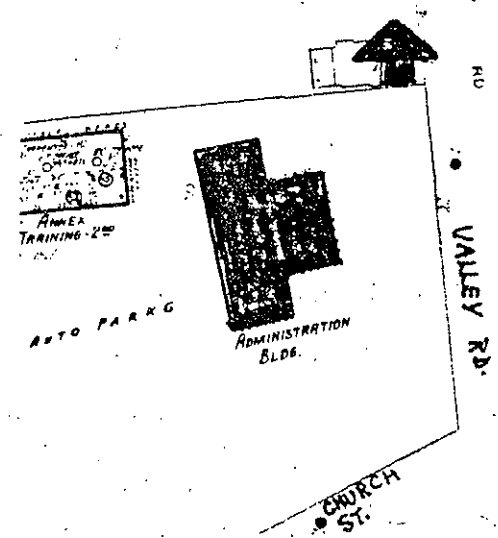
Alterations/Modifications: The south-west wing was added to the first building in 1869.

Another addition, the whole east front of the present administration building, was added in 1873 over which was built a belfry. The belfry was removed in 1924 when the school building was remodeled for administration offices.

The present building shows evidence of sandblasting.

PHOTO Negative File # R38, 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:**

Administration building sited on the north-east side of a large 245' x 300' site which extends from Orange to Valley Road & includes the former first primary school to the west & several maintenance buildings near the north boundary of the property.

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

**SIGNIFICANCE:**

A restrained example of the Italian style adapted to a public building. The alterations have not impaired the integrity of the structure.

Historically important as the oldest extant public school building in Montclair; it was built because of the need for better schools and a more substantial building to accommodate the increased school population resulting from the completion of the commuter railroad in 1856. This building also housed the first public high school in the community.

Located on the largest expanse of green in the CBD, the grounds are nicely maintained by the Board of Education. This neighborhood has long been associated with the history of education in the community. For further information: see Henry Whittemore, History of Montclair Township, 1894, p.p. 110-117, 199.

Also see: "Then & Now in Public Education in Montclair", Annual Report, 1930, p. p. 16-18.

**ORIGINAL USE:** School **PRESENT USE:** Offices  
**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:**

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

**RECORDED BY:** Edward T. Mohylowski  
**ORGANIZATION:** Columbia University

**DATE:** 4/12/80



**SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:**

Building well set back from Church St. & close to Orange Road. With the other Board of Education Buildings, it is situated in a park-like setting. Property extends from Orange to Valley Road. A maintenance building & heating plant sited near north-west property line.

300' x 245' lot.

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

**SIGNIFICANCE:**

This dignified vernacular building has some Classical Revival elements & makes a pleasant contrast to the earlier school building nearby.

Building is historically relevant in the history of Montclair. This is the second oldest public school building standing in the community. It was needed because the school population almost doubled during the decade of 1870-80. For further information, see form on Old Primary School.

**ORIGINAL USE:** School  
**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:** See map bibliography #7

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

Also "Then & Now in Public Education in Montclair" annual report, p. 29.

**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

HISTORIC SITES INVENTORY NO. 0713 7 3 7

HISTORIC NAME:	Swedish Congregational Church	COMMON NAME:	Valley Covenant Church
LOCATION:	17 Valley Road	BLOCK/LOT	2208/20; 42-B/10
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	Zone/Northing/Easting
OWNER/ADDRESS:	Valley Covenant Church		
	See above		

DESCRIPTION

Construction Date:	1899	Source of Date:	Church Archives
Architect:		Builder:	
Style:	Shingle	Form/Plan Type:	Rectangular
Number of Stories:	1		
Foundation:	Rubble stone		
Exterior Wall Fabric:	Wood shingles		
Fenestration:	D.H., 8/8; also stained glass.		
Roof/Chimneys:	Gable roof covered w/ asphalt shingles		

Additional Architectural Description:

Small, white church w/ gable end facing the street and entrance centered under this gable. This facade is simple w/ a small stained glass rondel window.

Quatrefoil motif above the entrance, which has a plain door surround of double pilasters supporting a flat entablature. The double doors are six-paneled and have a transom above.

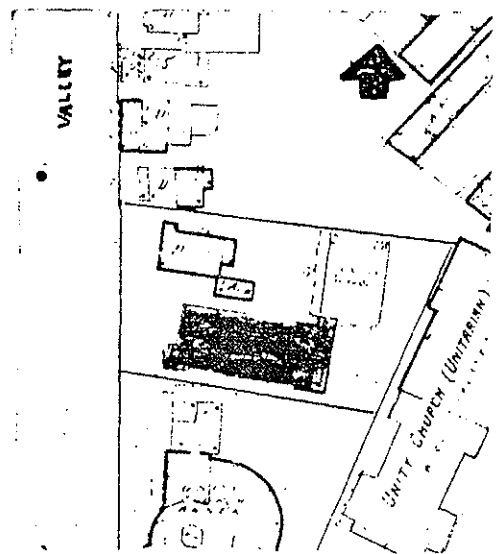
The two story square tower, attached to the main building at one corner, has a pyramidal roof that flares slightly at its eaves. These are supported by small wood modillions.

There is a single window w/ fan light on the first floor. Centered above it is a set of triple windows (arched), separated from each other by wood mullions.

PHOTO Negative File No. R38, 7



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: 75' x 181'.

The former Munn Tavern (now owned by the Covenant Church) lies to the rear of the property.

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

SIGNIFICANCE:

Church was built as first permanent home of "Swedish Congregational Church" which began as a Missionary Society organized by Swedish immigrants in 1893. Named the Valley Road Covenant Church in 1954, this vernacular building has undergone a variety of stylistic alterations.

Alterations/Modifications: White paint and alterations almost obliterate original shingle style of building.

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:

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

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

HISTORIC SITES INVENTORY NO. 0713 7 3 8

HISTORIC NAME: Munn Tavern  
LOCATION: 17 Valley Road  
MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: Valley Road Covenant Church  
17 Valley Road, Montclair, N. J. 07042

COMMON NAME:  
BLOCK/LOT 2208.20; A2-B/10  
COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1802-08, moved 1899

Source of Date: Archives of Montclair Historical Society

Architect:

Builder:

Style: Colonial

Form/Plan Type: Rectangle (attached at one corner to Valley Road Covenant Church

Number of Stories: 2½

Foundation: Rubble

Exterior Wall Fabric: Clapboard

Fenestration: D.H. 2/2

Roof/Chimneys: Gable roof & gambrel roof w/ 2 brick chimneys at either end.

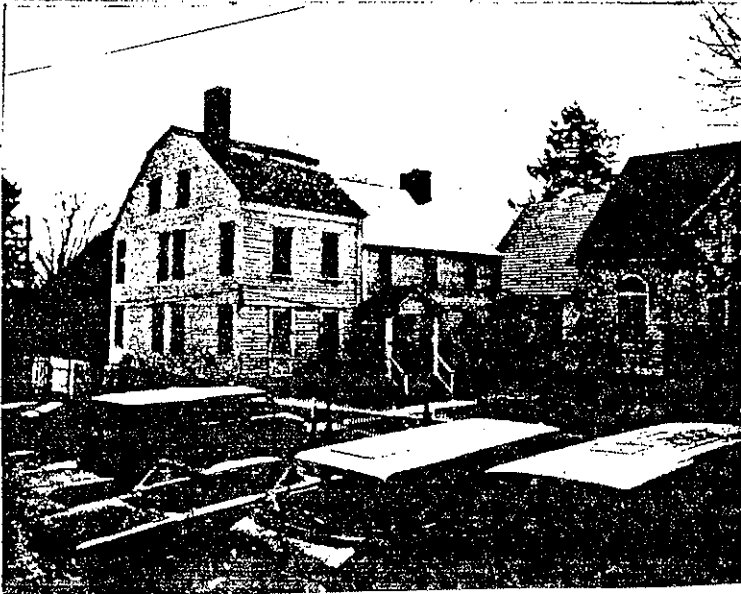
Additional Architectural Description:

Building is 2 stories tall & is presently divided into 2 sections, 1 w/ 3 bays & gable roof, & the other w/ 2 bays & gambrel roof.

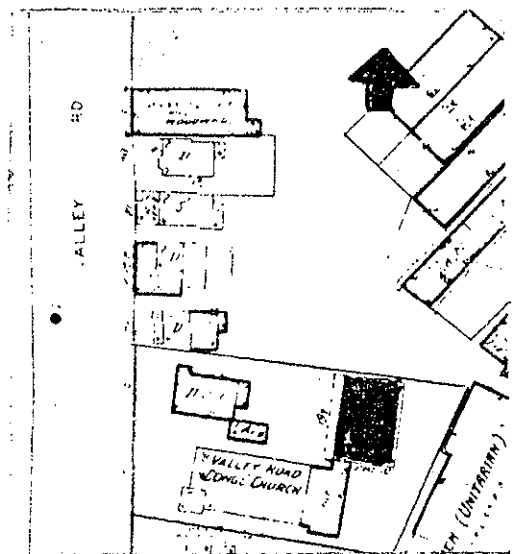
The entrance is located in the gabled roof section of the structure, & is defined by a porch topped by a pediment.

Modifications/Alterations: In the late 19th century a bracketed porch extended across the entire front of the tavern. This was removed later & the present pedimented entrance added. Aluminum siding was added to the gable-end in recent times.

PHOTO Negative File No. R38, 4



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 former Munn Tavern is presently located on an internal lot and is attached to the rear of the Valley Road Covenant Church, next to an adjacent parking lot.

Lot size: 75' x 145'

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

The downtown commercial area is directly to the rear, and the Montclair Board of Education headquarters is across Valley Road.

SIGNIFICANCE:

The first important tavern in Montclair, this historically significant building originally stood at the corner of Church & Valley Road. It was moved in 1899 to make room for the new Carnegie Library.

Built by popular hotel man, Capt. Joseph Munn, building has also been used as post office, library & residence; now serves the Covenant Church as a Sunday School.

The structure was surveyed by HABS in 1936.

For further information; see histories of town listed in bibliography. Building has been extensively discussed in all of them.

ORIGINAL USE: Tavern

PRESENT USE: Church School

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:

Sidney, J. C. Map of Essex County. Newark: Hiram A. Belding, 1850.

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

HISTORIC SITES INVENTORY NO. 0713 7 4 2

HISTORIC NAME:		COMMON NAME:	
LOCATION:	21-23 Midland Avenue	BLOCK/LOT	2210/01; 37-J/1
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	J. Duchensky 294 Claremont Ave., Montclair, N. J. 07042		Zone/Northing/Easting

DESCRIPTION

Construction Date:	1922	Source of Date:	Tax Assessor
Architect:		Builder:	
Style:	20th century vernacular	Form/Plan Type:	Square
Number of Stories:	2		
Foundation:	Brick		
Exterior Wall Fabric:	Brick (running bond) & aluminum on store front facade.		
Fenestration:	6 bays, west facade; 5 bays, north facade.		
Roof/Chimneys:	Flat roof, parapet wall.		

Additional Architectural Description:

Portions of the buildings (some of the back, east) and the south facade appear to be older than the rest.

The storefront has been altered to aluminum & glass.

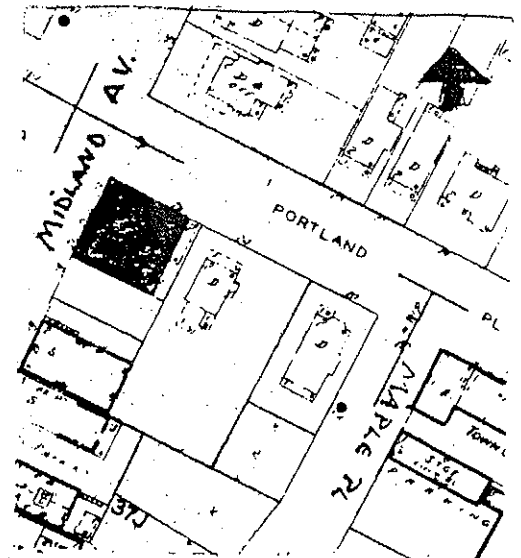
Decorative bands of brickwork are found above & below all openings & a limestone band extends the length of both facades.

Geometric patterns in stone adorn the facades & the yellow brick gabled parapet wall.

PHOTO Negative File No. R47, 18



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: 49' x 55'

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

Mixed use.

SIGNIFICANCE:

A typical 20th century commercial structure; relies heavily on a variety of color & material for decoration.

Similar details on other buildings in the Central Business District.

ORIGINAL USE: Commercial 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.

RECORDED BY: Robert M. Powers  
ORGANIZATION: Columbia University

DATE: 4/29/80



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Building occupies a mid-block lot on the west side of Park Street. With the exception of a long narrow wing to the west, the building occupies almost the entire lot.

Lot size: 59' x 110' irregular.

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

SIGNIFICANCE:

This dignified free-standing revival structure has an Adamesque flavor. One of a kind in the area.

Building complements Georgian Revival Y. M. C. A. headquarters opposite.

ORIGINAL USE: Office building PRESENT USE: Office building  
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: John M. Collins  
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 5 4

HISTORIC NAME: YMCA  
LOCATION: 25 Park Street

COMMON NAME: YMCA  
BLOCK/LOT 2212/18; 37-I/8

MUNICIPALITY: Montclair  
USGS QUAD: Orange  
OWNER/ADDRESS: YMCA  
25 Park Street

COUNTY: Essex  
UTM REFERENCES:  
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1925

Source of Date: Tax Assessor

Architect: Starrett & VanVleck, NYC

Builder:

Style: Georgian Revival

Form/Plan Type: Extended Square

Number of Stories: 4 1/2

Foundation: Limestone

Exterior Wall Fabric: Brick (Flemish Bond)

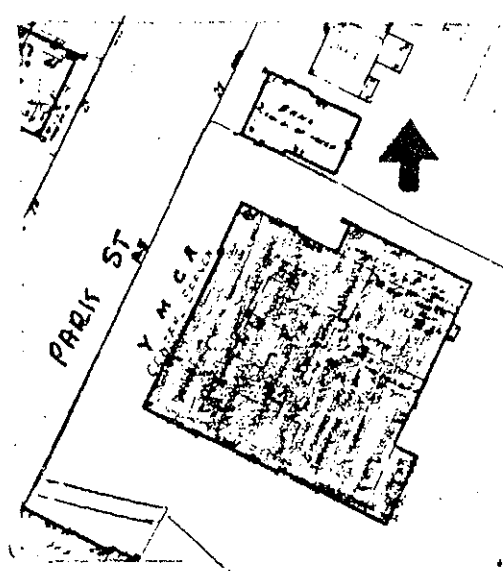
Fenestration: 12 bays, entrances (2) flank central bays; multi-light D.H. windows

Roof/Chimneys: Gable Roof with Slate Tiles; 4 end chimneys

Additional Architectural Description: The upper story, topped by a denticulated cornice, is situated above a prominent cornice with blocks in which the name "Young Men's Christian Association" is inscribed; paired Corinthian-like pilasters define the three vertical divisions (levels 2 & 3); the windows which punctuate the second and third levels are capped by splayed lintels with keystones; those which are immediately above the entrances are framed by pedimented surrounds; a limestone belt course, from which extend the aforementioned pilasters, separates the first and second levels; round-arch apertures pierce the first level, distinguishing both the entrances and windows; broken-pediment surrounds are superimposed upon the entrance apertures; projecting slightly from the elevations is a paneled base of limestone of which the corner store is a component.

PHOTO Negative File No. R80, 15

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:

Structure is set back from the sidewalk and occupies a 52,736 sq. ft. lot with extensive parking to the rear.

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

SIGNIFICANCE:

The YMCA in Montclair was organized in 1891, through the efforts of local clergymen and other prominent citizens. A Women's Auxiliary Committee was formed at the same time. The spirit of the organization was not to operate as a church but as a "complete and capitally equipped club for young men and boys." Headquarters were originally at 510 Bloomfield Avenue and moved to the present building in 1925.

ORIGINAL USE: Institutional PRESENT USE: Institutional  
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 and Verona, 1933.

Henry Whittemore; "History of Montclair Township", New York, 1894, pp. 102-104.

The Story of Montclair - Montclair Chapter Sons of the American Revolution.

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 3-15-82





SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 70' x 150' irregular

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

Heavy/light commercial and transportation uses are predominant.

Integrity of the building is impaired by the street level alterations.

SIGNIFICANCE:

This building is a more ornate version of the facade next door (north); the details are more typical of the 20th century.

This street was originally called "the little turnpike". It was cut through by Isreal Crane when the Newark and Pompton Turnpike (now Bloomfield Ave.) was completed in 1806 and bypassed his store located on the Old Road (now Glenridge Ave.). In the 1906 Atlas and on earlier maps it is called "Spring Street". Extensive improvements were made in the area when the new station was built in 1913 by the Lackawanna Railroad. In the 1933 Atlas, the street has its present name.

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

This building is structurally sound, however, the wood window elements are deteriorating. In addition, window glass in the upper level is broken or absent.

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/25/80

(609)292-2023

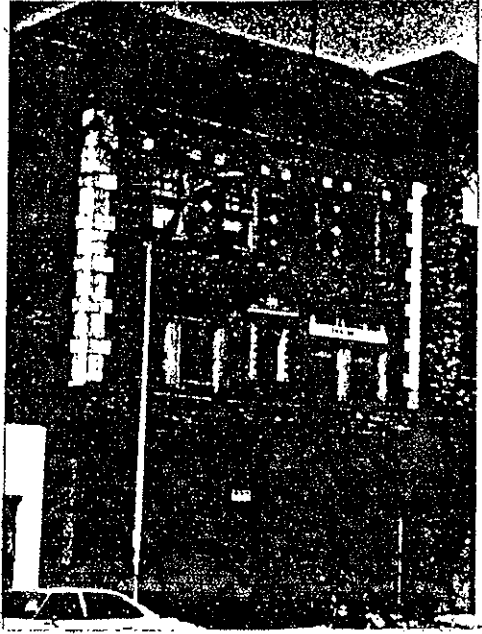
HISTORIC NAME: Clayton Building      COMMON NAME: Tuminello Building  
 LOCATION: 18-20 Lackawanna Plaza (#20)      BLOCK/LOT: 3206/10; 38-1/16  
 MUNICIPALITY: Montclair      COUNTY: Essex  
 USGS QUAD: Orange      UTM REFERENCES:  
 OWNER/ADDRESS: Tuminello, Anthony & Marie      Zone/Northing/Easting  
 50 Garden Avenue  
 West Paterson, N. J. 07506

DESCRIPTION  
 Construction Date: 1898      Source of Date: Tax Assessor  
 Architect:      Builder:  
 Style: Classical Revival      Form/Plan Type: Square  
 Number of Stories: 3  
 Foundation: Brick  
 Exterior Wall Fabric: Brick (running bond).  
 Fenestration: Third level; 4 bays w/ 6/1 double-hung windows. Second level; 3 bays  
 w/ 1/1 double-hung windows (band) surmounted by mullioned transoms.  
 Roof/Chimneys: Shed roof w/ parapet; one interior end chimney (south elevation).

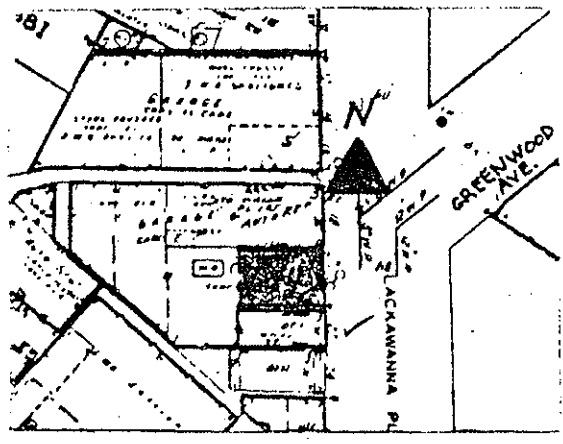
Additional Architectural Description:  
 Topping the structure is a modillioned, terra-cotta cornice w/ "Clayton"  
 in the frieze; slanted scroll brackets occur at the corner.  
 Stone quoins define the corners.  
 The third story windows are united by a continuous sill; the brick lintels  
 are accented by corner blocks; decorative brick panels flank central bays.  
 On the second level, the central bay is occupied by an aperture (presently  
 covered w/ plywood) with a cornice and cartouche above.  
 Modifications/Alterations--See #18 Lackawanna Plaza.

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

PHOTO Negative File # R 32,24



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size: 70' x 150' irregular.

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

Heavy/light commercial & transportation uses are predominant.

SIGNIFICANCE:

A well proportioned Classical Revival commercial structure which contributes to the variety of buildings on the block.

Integrity impaired by street level alteration.

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:

This building is sound structurally, however, the wood elements are deteriorating.

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/25/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 7 9 0  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME: COMMON NAME: Lackawanna Plaza, Inc. Bldg.  
 LOCATION: 22 Lackawanna Plaza BLOCK/LOT 3206/9; 38-1/18  
 MUNICIPALITY: Montclair COUNTY: Essex  
 USGS QUAD: Orange UTM REFERENCES:  
 OWNER/ADDRESS: Lackawanna Plaza, Inc. Zone/Northing/Easting  
 104 High St., Montclair, N. J. 07042

DESCRIPTION

Construction Date: 1898 Source of Date: Tax Assessor

Architect: Builder:

Style: Classical Revival Form/Plan Type: Square

Number of Stories: 3

Foundation: Brick

Exterior Wall Fabric: First level--stucco; second & third levels--brick laid in a running bond.

Fenestration: Second & third levels--2 bays, 1/1 double-hung windows; first level--single-light aluminum-frame store windows, entrances at left (south) end & right of center.

Roof/Chimneys: Shed roof w/ front parapet; 2 interior end chimneys (north elevation).

Additional Architectural Description:

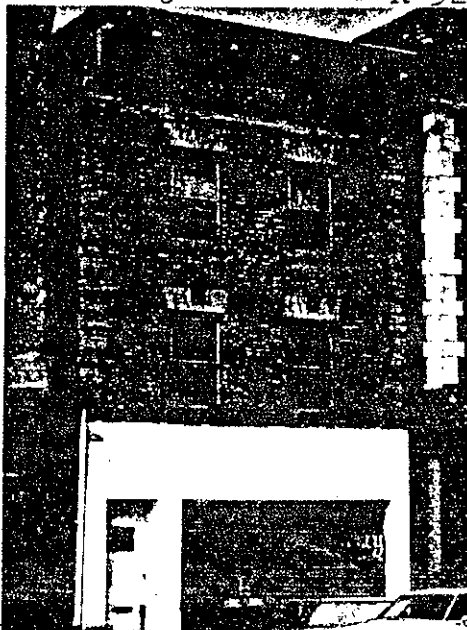
Spanning the front elevation is a plain metal cornice with blocks and elongated brackets.

The edges of the front elevation are defined by raised brick quoins (second & third levels).

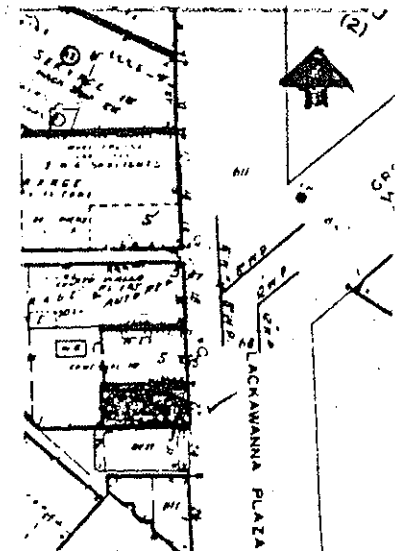
Federal-style brick lintels with keystones surmount the window openings of the upper level.

Modifications/Alterations--the existing storefront, consisting of a recessed doorway, flanked by splayed windows, has replaced the original; stucco has been applied to the surrounding surface.

PHOTO Negative File # R 32,22



Map (Indicate North)



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

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SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Lot size--25' x 45'

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

Heavy/light commercial & transportation uses are those which predominate in the area.

SIGNIFICANCE:

The bracketed cornice strikes a different note on this commercial facade which is almost identical to its neighbors; #18 & #20, to the right (north).

One of a commercial row; the integrity is impaired by incompatible storefront alterations.

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

REFERENCES:

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

RECORDED BY: Gary Sachau  
ORGANIZATION: Preservation Montclair

DATE: 7/25/80

NEW JERSEY OFFICE OF HISTORIC PRESERVATION HISTORIC SITES INVENTORY # 0713 7 9 4  
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC NAME:		COMMON NAME:	River Properties Bldg.
LOCATION:	6 Gates Ave.	BLOCK/LOT	3103/14; 43-D/5
MUNICIPALITY:	Montclair	COUNTY:	Essex
USGS QUAD:	Orange	UTM REFERENCES:	
OWNER/ADDRESS:	River Properties, Inc. 12-14 Elm St., Montclair, N. J.		Zone/Northing/Easting

DESCRIPTION

Construction Date: circa 1903

Source of Date: 1906 map

Architect:

Builder:

Style: Late 19th century industrial

Form/Plan Type: Rectangle

Number of Stories: 4

Foundation: Brick

Exterior Wall Fabric: Brick (common bond).

Fenestration: 3 bays w/ large service entrance in central bay; remaining windows--  
6/2 double-hung, double windows.

Roof/Chimneys: Gable roof w/ front parapet.

Additional Architectural Description:

The slightly-recessed 3 bays are defined by 4 brick piers; brick corbeling spans the front elevation at the top of the structure.

All elevations are pierced by segmental-arch windows and blind openings; windows are found in the central bay at the front and rear facades only--all other apertures have been covered w/ plywood.

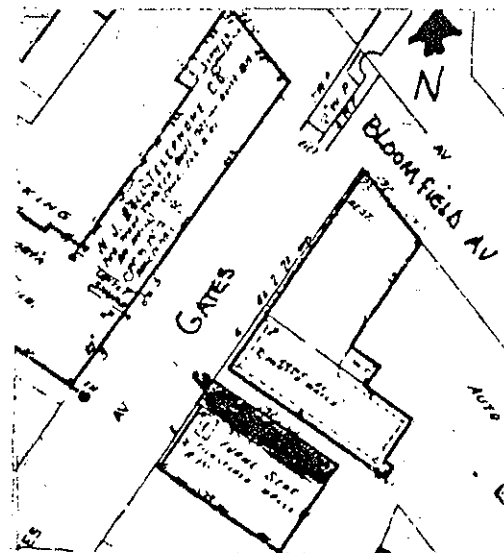
The service entrance has been supplied w/ a new overhead door.

The adjoining 20th century commercial structure, which is stylistically bland, functions as the office for the transmission service currently housed in the building.

PHOTO Negative File # R32,17



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--133' x 60'

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

This area contains an office building, residences, a car dealership, and a former restaurant.

SIGNIFICANCE:

This late 19th century industrial building is the only warehouse of this vintage in the area, and the later of two warehouses built by the Regan Storage Co. in the first decade of this century.

See form on #15 Montclair Ave. for details on other building.

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

REFERENCES:

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

RECORDED BY: Gary Saehau  
ORGANIZATION: Preservation Montclair

DATE: 7/24/80