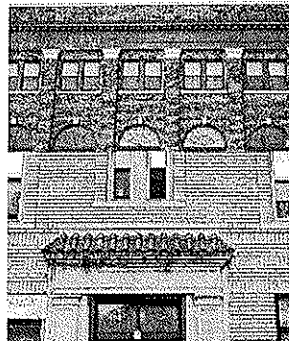


TOWN CENTER HISTORIC DISTRICT EXPANSION NOMINATION REPORT



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

November 2004

Table of Contents

- I. Executive Summary
- II. History of the District / The African-American Community
- III. Existing Historic District Boundary Description
- IV. Proposed New District Boundaries
- V. Statement of Significance
- VI. Significance of the Architecture
- VII. Photographs of Representative Properties
- VIII. Building-by-Building Inventory
- IX. Endnotes
- X. Bibliography

Appendix A: Map of Proposed Expansion of the Town Center Historic District

Appendix B: Survey Sheets for Expanded District Properties

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 district, 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 #1, Class C Member
John Morris, Alternate #2, Class C Member
Jonathan Mellon, Commission Secretary

I. Executive Summary

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

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

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 compromise 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.

This was followed in 2003, when the Township of Montclair expanded the original Town Center Historic District. Again this effort was the result of extensive research and public outreach, which resulted in the roughly doubling in size of the District.

This report was prepared in accordance with Montclair Code Section 347-135B(1) which outlines the required contents of any historic district nomination report. This report 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 Three**

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

II. 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 descendent of the first settlers, was responsible for the construction of the first significant road that led from Newark to Cranetown. The turnpike, which was paved very well for that era, intersected the “Old Road” at the village center and traversed to a tollgate that was located at the top of the mountain. Along this intersection, stores and small domiciles were constructed creating the core for the town center. In 1812, Bloomfield became a township, and Cranetown, which was located within its boundaries, became West Bloomfield. The existence of the turnpike augmented the importance of the area as a center of trade and small industries. However, as the nineteenth century advanced, larger and more substantial buildings were constructed along the turnpike.

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 street and traffic to and from the railroad station created an unfavorable atmosphere.

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

Montclair is fortunate to have many commercial styles of architecture found within its central business district. Distinctive 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.

The African-American Community

Montclair has had a longstanding African-American community that has historically been centered on the eastern side of the Township. African-American owned commercial establishments were located along Bloomfield Avenue, as were important social and cultural institutions. Although important historic structures such as the St. Mark’s Methodist Episcopal Church, which was the first African-American church in Montclair and was located at 194 Bloomfield Avenue, have been lost, the rectory for the Church at 192 Bloomfield Avenue is still standing. In addition, the American Legion Crawford Crews Post #251, that honors the sacrifices of African-American citizens of Montclair in World War I, continues to be located at 210 Bloomfield Avenue.

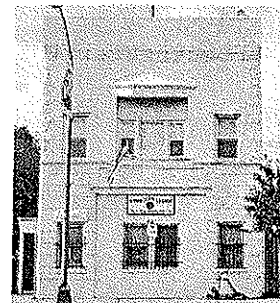
192 Bloomfield Avenue
Church Rectory



194 Bloomfield Avenue
St. Mark’s Church – demolished

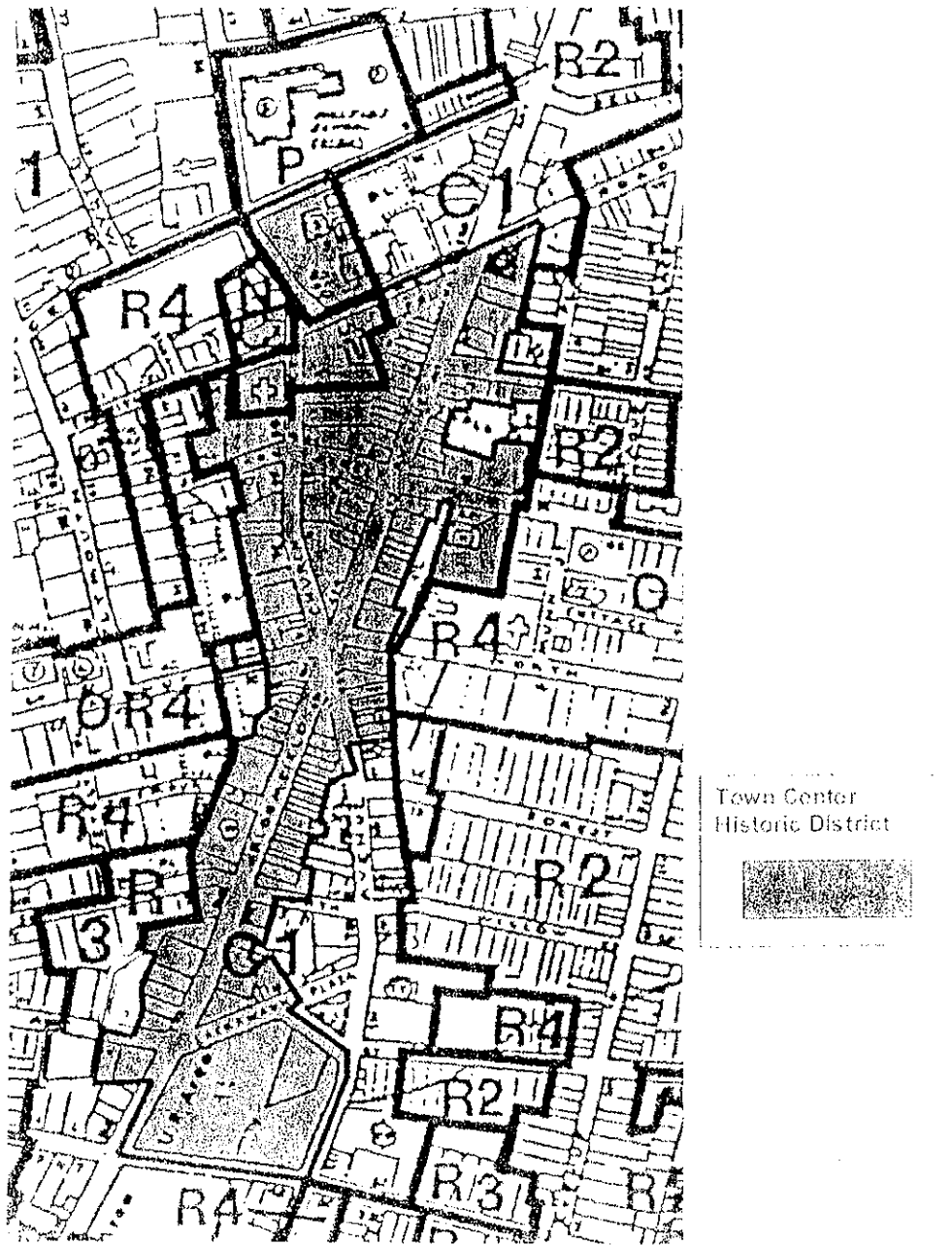


210 Bloomfield Avenue
American Legion Post



III. 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 Grove Street to Valley Road. The Southern boundary follows the rear property lines on the south side of Bloomfield Avenue and Church Street from 292 Gates Avenue, at the corner of Bloomfield and Gates Avenue, to Valley Road. In addition the district includes properties along “side streets” including Lackawanna Plaza, Gates Avenue, Park Street, Midland Avenue, and Valley Road.



IV. 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 along Bloomfield Avenue. The proposed expansion does not include any properties along “side streets”.

The east end of the District would now extend eastward along the northern side of Bloomfield Avenue to the corner of Bloomfield Avenue and Pine Street. This stretch would consist of a total of three lots, including the Mount Carmel United Holy Church, and would not include the Montclair Mews development. On the south side of Bloomfield Avenue, the district would end with 100-102 Bloomfield Avenue, at the corner of Maple Avenue and Bloomfield Avenue. This stretch would include a number of significant structures including the American Legion Crawford Crew Post, which is the only individually designated landmark in the township.

The proposed boundaries for the eastward expansion of the district are designed to encompass the commercial district along this stretch of Bloomfield Avenue. The adjacent “side streets” are lined with residential properties, and thus the proposed expansion does not include any properties that do not front onto Bloomfield Avenue. In addition, due to the loss of the majority of the historic fabric along the northern side of this stretch of Bloomfield Avenue, only a handful of lots were included on this side.

V. Statement of Significance

The Town Center is the historic center of the Township of Montclair. The availability of transportation, first with the turnpike at the beginning of the 19th century and later with the railroad, trolley and automobile, has enabled the area to retain its commercial identity. The change and variety of building pattern and architecture has created an eclectic downtown environment. The significance of the area relates to its continued survival as an important commercial center and to the variety and quality of its architecture.² Today the Central Business District is an attractive commercial strip where remnants of late 19th century architecture and more substantial 20th 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 ambiance 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.³

The proposed expansion of the Town Center Historic District will serve to protect the eastern gateway to the district, which has seen considerable loss of historic fabric, as well as new construction that is inappropriate in scale and materials to the area. The proposed expansion will result in a number of important developments, including the creation of a buffer area for the DL & W Railroad Station, which is one of the "Key" structures in the existing district. In addition, the expansion will ensure the protection of the large number of surviving historic structures along the southern side of this stretch of Bloomfield Avenue.



DL & W Railroad Station

VI. Significance of the Architecture

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.⁴

There are outstanding examples of major architectural styles in the District. The mid-19th century Italianate style Old Primary School at the intersection of Church Street and Valley Road is one of the finest school buildings in the country.⁵ 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.

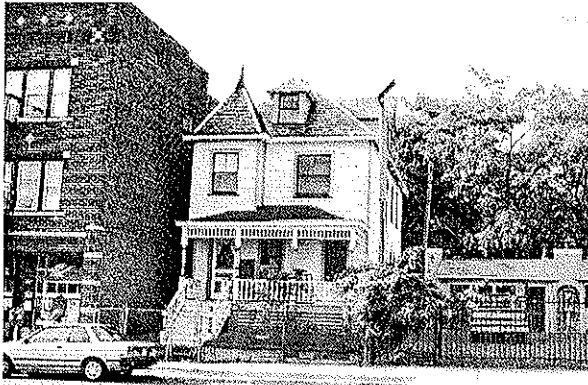
Remnants of late 19th century architecture are exemplified in the Crawford Block (Station Square) at 295-301 Bloomfield Avenue. The Beaux Arts Revival style was popular with prominent architects who designed in the commercial section after the turn of the century. The DL & W Railroad Station, designed by William Hull Botsford in 1912 and individually listed on the National Register in 1973, with its tapestry brickwork and exposed aggregate trim is one of the "Key" structures in the district.

The proposed expansion area includes a number of largely intact historic structures, which are grouped along the southern side of the stretch of Bloomfield Avenue between Gates Avenue and Maple Avenue. These include the Queen Anne style structure at 192 Bloomfield Avenue that has recently undergone an exterior restoration and provides a glimpse of what this section of the avenue looked like at the turn of the century. As well, there are a number of Early 20th Century Commercial style buildings, including 100-102 Bloomfield Avenue, 112-116 Bloomfield Avenue, and 146-148 Bloomfield Avenue. In addition, at 176-180 Bloomfield Avenue, a Neo-Classical style theater building is largely intact, save for alterations to the storefront level.

VII. Photographs of Representative Properties



210 Bloomfield Avenue



192 Bloomfield Avenue



176-180 Bloomfield Avenue



146-148 Bloomfield Avenue

VIII. 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 B.

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 distinct architectural and historical significance, and which act as landmarks within the architectural matrix of the district.

Contributing – “Contributing” refers to buildings dating from the period of the District’s significance (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 contribute to the cohesiveness of the District’s streetscapes.

Block	Lot	Street Address	Status
South Side of Bloomfield Avenue			
4107	37	100-102 Bloomfield Avenue	Contributing
4107	36	104-106 Bloomfield Avenue	Contributing
4107	35	108-110 Bloomfield Avenue	Contributing
4107	34	112-116 Bloomfield Avenue	Contributing
3111	1	130-134 Bloomfield Avenue	Intrusion – Parking Lot
3101	1	140-144 Bloomfield Avenue	Harmonizing (altered)
3101	22	146-148 Bloomfield Avenue	Contributing
3101	21	154-158 Bloomfield Avenue	Contributing
3101	20	162 Bloomfield Avenue	Harmonizing (altered)

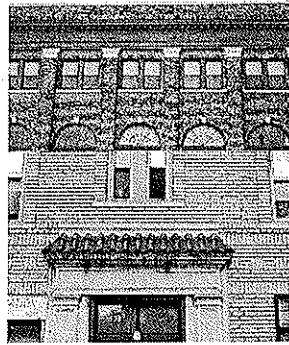
3101	19	164 Bloomfield Avenue	Harmonizing (altered)
3102	1	170 Bloomfield Avenue	Intrusion – Auto Repair
3102	26	176-180 Bloomfield Avenue	Key Building – Former Theater
3102	25	190 Bloomfield Avenue	Contributing
3102	24	192 Bloomfield Avenue	Key Building – Queen Anne
3102	23	194 Bloomfield Avenue	Intrusion
3102	22	204 Bloomfield Avenue	Intrusion
3102	20	Bloomfield Avenue	Intrusion – Parking Lot
3102	21	210 Bloomfield Avenue	Key Building – American Legion
3102	19	214-216 Bloomfield Avenue	Harmonizing
3102	18	220 Bloomfield Avenue	Harmonizing
3102	17	222-228 Bloomfield Avenue	Harmonizing
3102	16	230-244 Bloomfield Avenue	Intrusion – Auto Repair
3103	1	262 Bloomfield Avenue	Intrusion – Gas Station
3103	18	268 Bloomfield Avenue	Intrusion – Parking Lot
3103	17	272 Bloomfield Avenue	Intrusion – Parking Lot
3103	16	278 Bloomfield Avenue	Intrusion – Parking Lot
		North Side of Bloomfield Avenue	
4202	1	115 Bloomfield Avenue	Intrusion – Gas Station
4202	3	147-155 Bloomfield Avenue	Contributing (altered)
4202	4	Bloomfield Avenue	Intrusion – Parking Lot

ENDNOTES

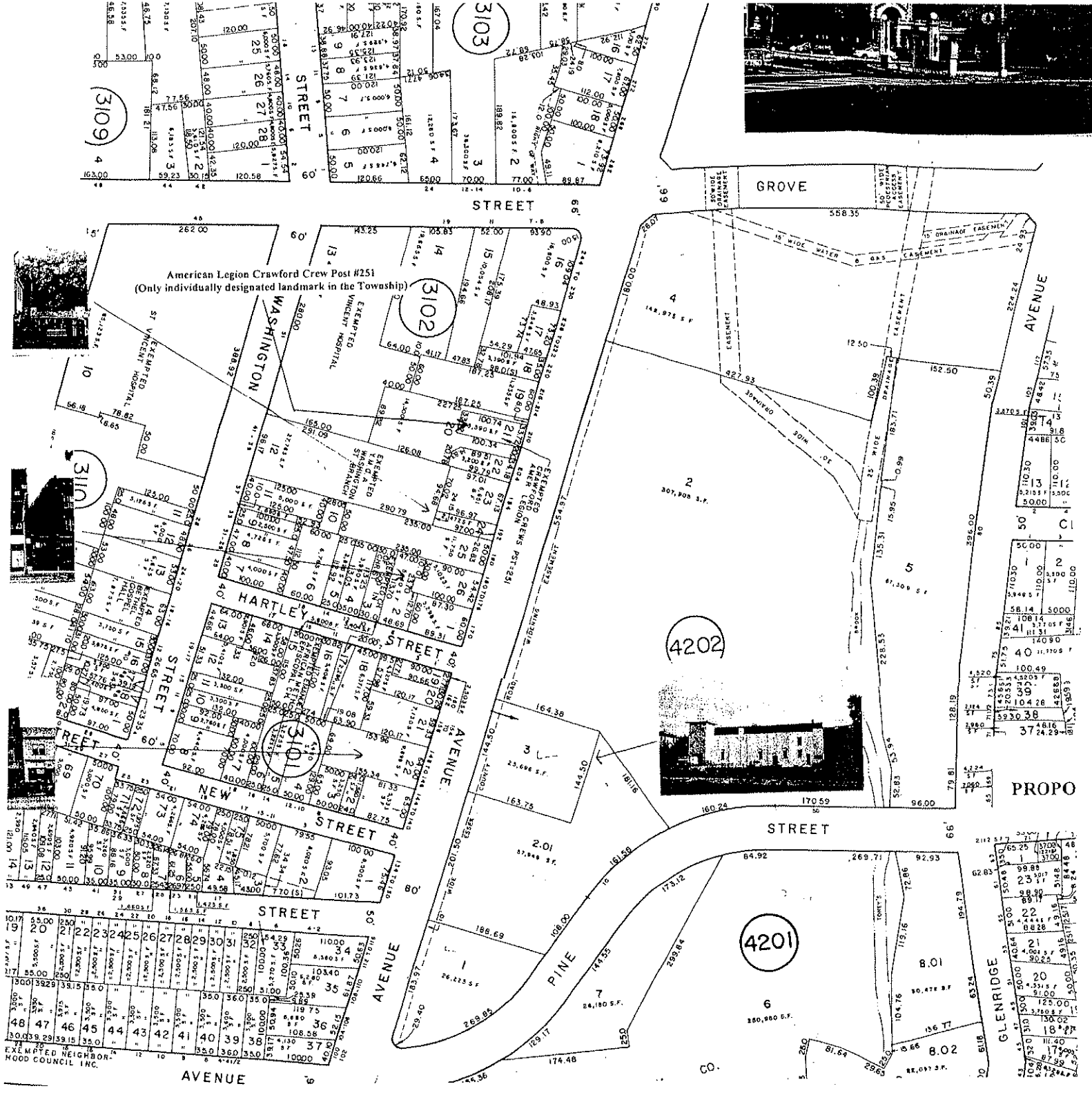
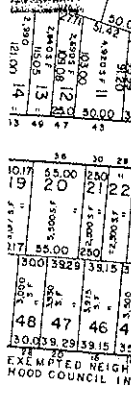
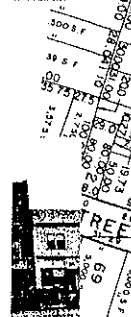
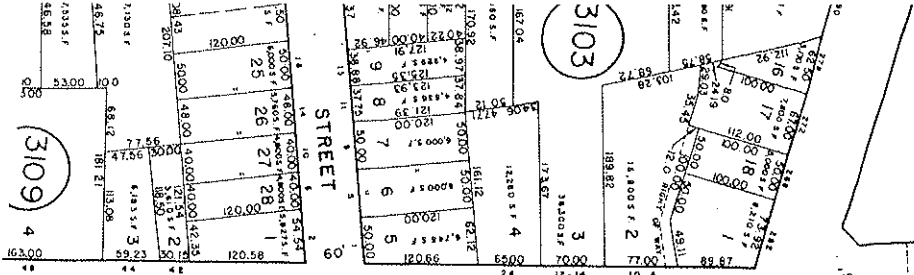
1. The Junior League of Montclair-Newark. Inventory of Historic, Cultural, and Architectural Resources. The Junior League of Montclair-Newark, Montclair, New Jersey, 1982.
2. The Junior League of Montclair-Newark. Inventory of Historic, Cultural, and Architectural Resources. The Junior League of Montclair-Newark, Montclair, New Jersey, 1982.
3. Dierickx, Mary B. Architectural Preservation Consultants. Montclair Historic Central Business District Cultural Resources Survey. Mary B. Dierickx Architectural Preservation Consultants, New York, New York, 1999.
4. The Junior League of Montclair-Newark. Inventory of Historic, Cultural, and Architectural Resources. The Junior League of Montclair-Newark, Montclair, New Jersey, 1982.
5. The Junior League of Montclair-Newark. Inventory of Historic, Cultural, and Architectural Resources. The Junior League of Montclair-Newark, Montclair, New Jersey, 1982.

BIBLIOGRAPHY

1. Dierickx, Mary B. Architectural Preservation Consultants. Montclair Historic Central Business District Cultural Resources Survey. Mary B. Dierickx Architectural Preservation Consultants, New York, New York, 1999.
2. Goodell, Edwin B. Montclair – The Evolution of a Suburban Town. Edward Madison Company, Montclair, New Jersey, 1934.
3. Jaeger, Philip Edward. Images of America: Montclair – A Postcard Guide To Its Past. Arcadia Publishing, Charleston, South Carolina, 1998.
4. The Junior League of Montclair-Newark. Inventory of Historic, Cultural, and Architectural Resources. The Junior League of Montclair-Newark, Montclair, New Jersey, 1982.
5. Montclair Free Public Library – Local History Department Collections.
6. The National Trust for Historic Preservation. A Guide to Delineating Edges of Historic Districts. The Preservation Press.
7. Shepard, Elizabeth & Shepard Jr., Royal F. Images of America: Montclair. Arcadia Publishing, Charleston, South Carolina, 2003.
8. The Township of Montclair Historic Preservation Commission. Town Center Historic District Expansion Nomination Report. The Township of Montclair Historic Preservation Commission, Montclair, New Jersey, 2003.
9. Township of Montclair Building Department Files.
10. Township of Montclair Tax Department Files.

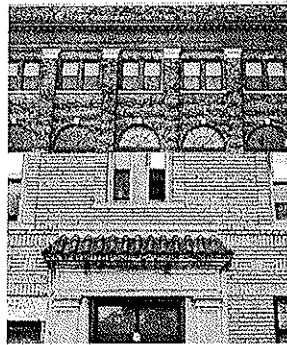


Appendix A:
Map of Proposed Expansion of the
Town Center Historic District



EXEMPTED NEIGHBORHOOD COUNCIL INC.

Tax Map



Appendix B:
Survey Sheets for Expanded District Properties

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 100-102 Bloomfield Avenue
Historic Name: _____
Present Use: Commercial / Residential
Historic Use: Commercial / Residential
Construction Date: 1913 Source: Tax Dept.
Alteration Date(s): 1954, 1967 Source: Bldg. Dept.
Designer: _____ Physical Condition: Excellent
Builder: _____ Remaining Historic Fabric: High
Style: 20th Century Commercial
Form: Apartment Stories: 3
Type: _____ Bays: 3
Roof Finish Materials: _____
Exterior Finish Materials Brick, Cast Stone

Exterior Description: This corner building is a "Contributing" structure which serves as an anchor for the eastern end of the proposed expansion. The building retains virtually all of its original architectural details, save for alterations to the storefronts along Bloomfield Avenue. The entrance to the apartments on Maple Avenue is flanked by columns, and highlighted by a pediment with a Spanish Revival feel due to the use of clay tile. The building is in excellent condition, and is part of a row of intact historic structures along Bloomfield Avenue.

Interior Description:

Setting:

Survey Name: _____ Date: December 14, 2004
Surveyor: _____
Organization: _____

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 104-106 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1922 **Source:** Tax Dept.

Alteration Date(s): 1967, 1968, 1993 **Source:** Tax Dept.

Designer: _____ **Physical Condition:** Excellent

Builder: _____ **Remaining Historic Fabric:** Medium

Style: 20th Century Commercial

Form: Commercial **Stories:** 1

Type: _____ **Bays:** 3

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This one-story building is a "Contributing" structure which is part of a row of intact historic structures along Bloomfield Avenue. The building retains much of its original architectural detail, however the three original storefronts have been altered in an unsympathetic manner. Although the alterations to the storefronts have changed the appearance of the building, it remains an attractive structure that could be restored to its original state.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 16, 2004

Surveyor: _____

Organization: _____

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 108-110 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1925 **Source:** Tax Dept.

Alteration Date(s): 1951, 1995 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Excellent

Builder: _____ **Remaining Historic Fabric:** Medium

Style: 20th Century Commercial

Form: Commercial **Stories:** 2

Type: _____ **Bays:** 5

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This two-story building is a "Contributing" structure which is part of a row of intact historic structures along Bloomfield Avenue. The building retains much of its original architectural detail, however the original windows as well as the three storefronts have been altered. The alterations to the storefronts are reversible, and their restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 16, 2004

Surveyor: _____

Organization: _____

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 112-116 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1927 Source: Tax Dept.

Alteration Date(s): 1951, 1996 Source: Bldg. Dept.

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: High

Style: 20th Century Commercial

Form: Commercial Stories: 2

Type: _____ Bays: 4

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This two-story building is a "Contributing" structure which is part of a row of intact historic structures along Bloomfield Avenue. The building retains much of its original architectural detail, however the original windows as well as the three storefronts have been altered. The alterations to the storefronts are sympathetic to the original design of the building, in that the setbacks for the entrances were retained. However, more appropriate materials for the storefronts and the windows would help to enhance the historic character of the building.

Interior Description:

Setting:

Survey Name: _____ Date: December 15,
2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 130 134 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3111

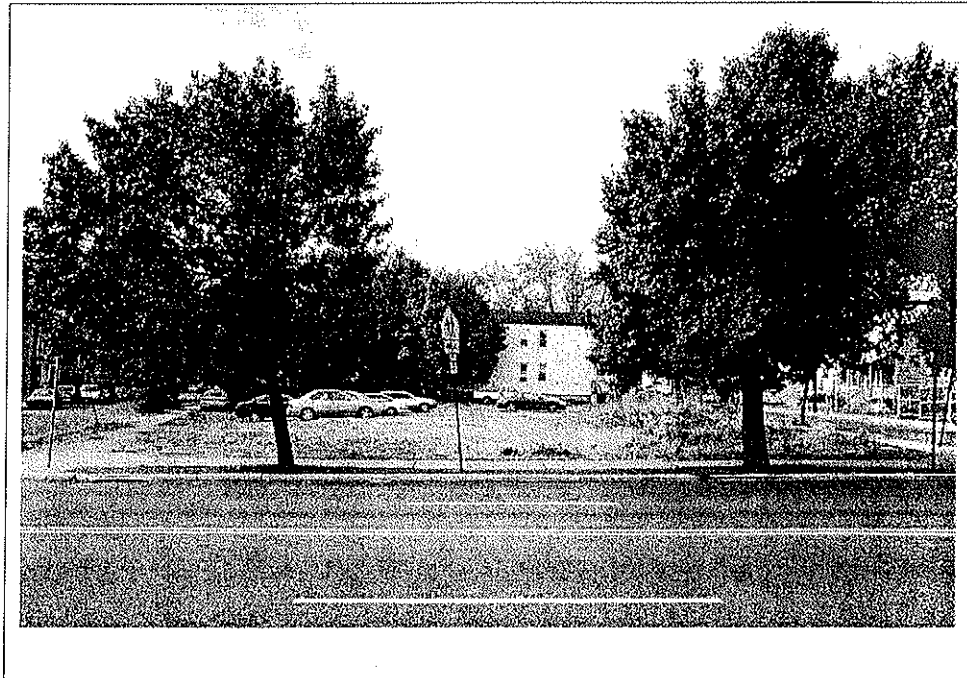
Local Place Name(s): _____ Lot(s): 1

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: 130-134 Bloomfield Avenue

Historic Name:

Present Use: Vehicular Parking

Historic Use: Residential

Construction Date: **Source:**

Alteration Date(s): **Source:**

Primary Landscape

Architect/Designer:

Type: **Physical Condition:** Poor

Style: **Remaining Historic Fabric:** Low

Acreage:

Hardscape: Driveways, Earth

Plantings:

Other Features:

Description:

Setting:

Survey Name:

Date: December 16,
2004

Surveyor:

Organization:

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 140-144 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1925 **Source:** Tax Dept.

Alteration Date(s): 1985, 1989, 1990 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Low

Style: 20th Century Commercial

Form: Commercial **Stories:** 1

Type: _____ **Bays:** 3

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone, Stucco

Exterior Description: This one-story building is a "Harmonizing-altered" structure which is part of a row of historic structures along Bloomfield Avenue that have all seen alterations over the years. The building retains its original form, however, alterations to the three storefronts have drastically changed its appearance. Modern windows of varying sizes, as well as the application of a stucco finish in the storefronts are among the changes to the facade. The alterations to the storefronts are reversible, and restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 146 148 Apartment #: _____
 (Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3101

Local Place Name(s): _____ Lot(s): 22

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

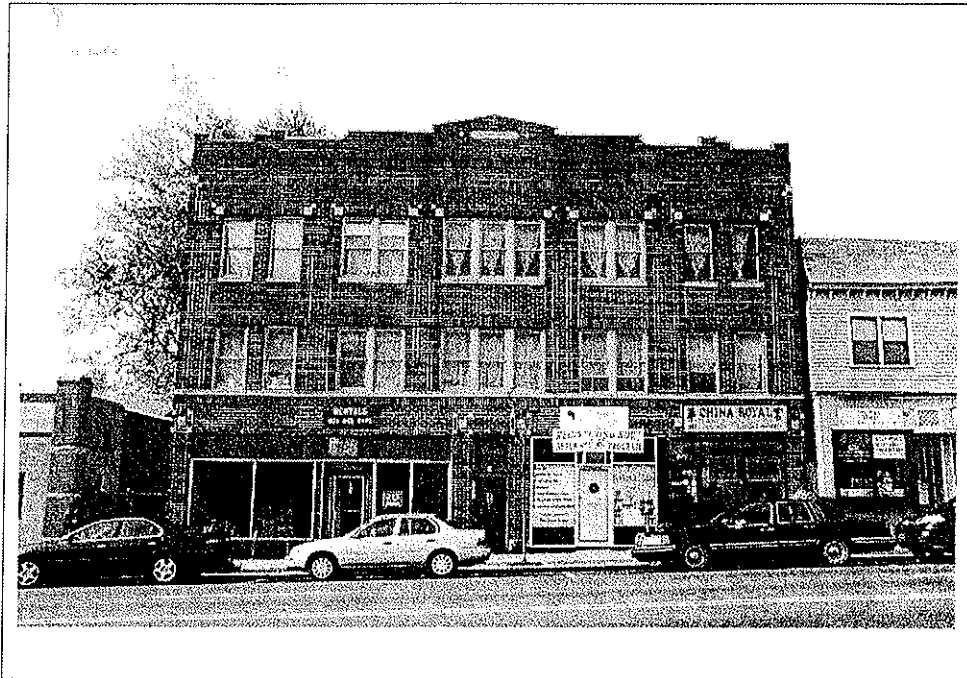
New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 146-148 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1925 Source: Tax Dept.

Alteration Date(s): 2003 Source: Bldg. Dept.

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: Medium

Style: 20th Century Commercial

Form: Commercial Stories: 3

Type: _____ Bays: 5

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This three-story building is a "Contributing" structure which is part of a row of historic structures along Bloomfield Avenue that have all seen alterations over the years. The building retains much of its original architectural detail, however the two storefronts have been altered. The changes to the storefronts have included the dividing of one storefront into two spaces, as well as the use of inappropriate materials and signage. The alterations to the storefronts are reversible, and restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 154 158 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3101

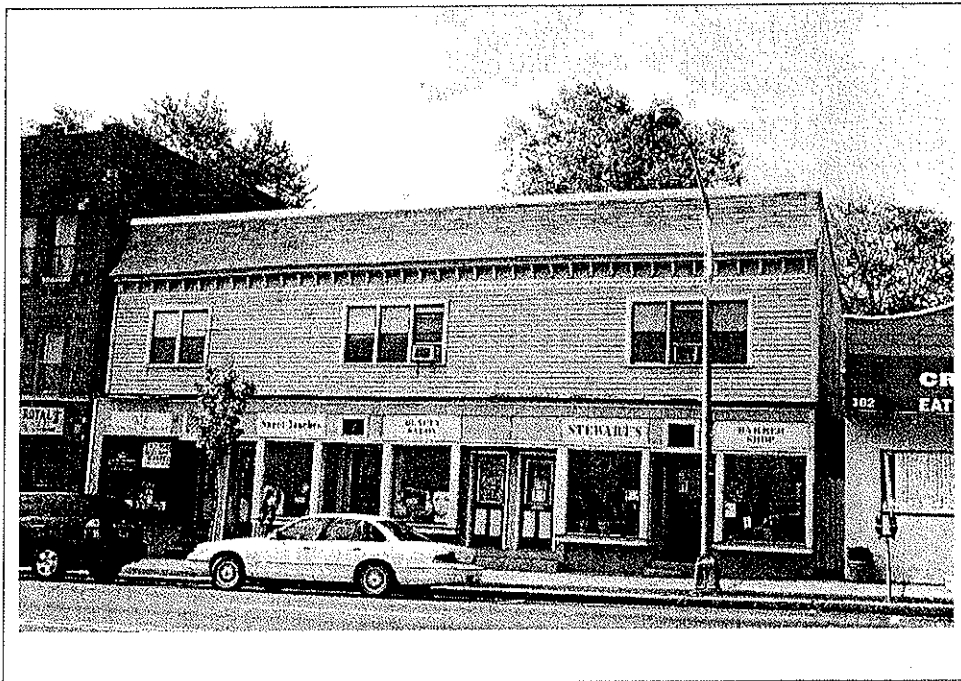
Local Place Name(s): _____ Lot(s): 21

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District
Surveyor: Jonathan Mellon
Organization: Township of Montclair

Date: November 2, 2004

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 154-158 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1875 **Source:** Tax Dept.

Alteration Date(s): 1955, 1987, 1996 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Colonial Vernacular

Form: Commercial **Stories:** 2

Type: _____ **Bays:** 3

Roof Finish Materials: Asphalt Shingle

Exterior Finish Materials Wood, Clapboard

Exterior Description: This two-story building is a "Contributing" structure which is part of a row of historic structures along Bloomfield Avenue that have all seen alterations over the years. The building retains much of its original architectural detail, however the storefronts have been altered. The changes to the storefronts have included the use of inappropriate materials and signage. The alterations to the storefronts are reversible, and restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 162 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3101

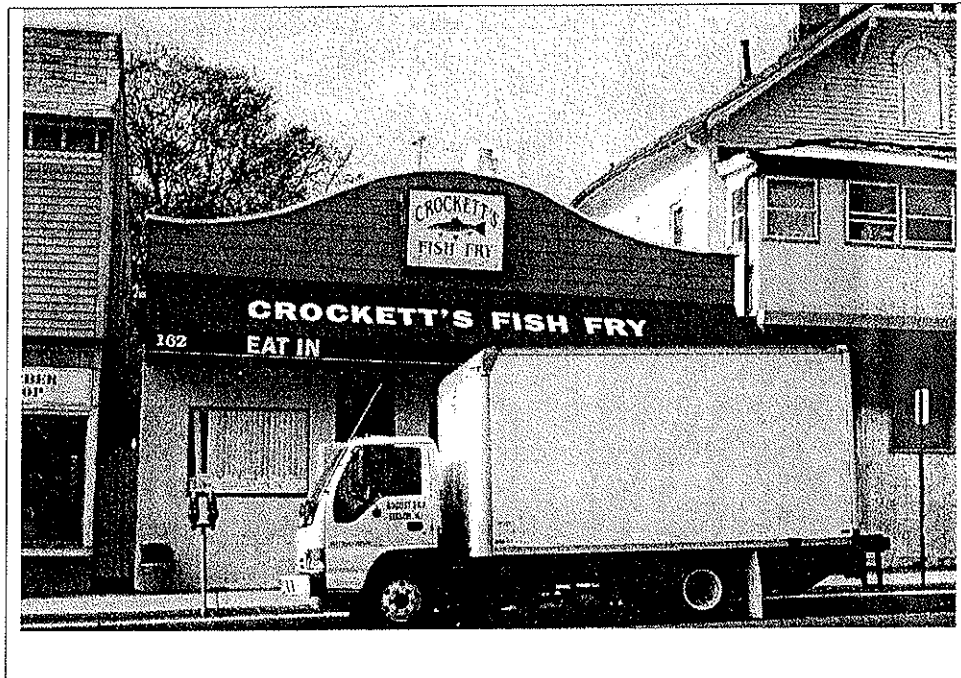
Local Place Name(s): _____ Lot(s): 20

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 162 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1893 Source: Tax Dept.

Alteration Date(s): _____ Source: _____

Designer: _____ Physical Condition: Good

Builder: _____ Remaining Historic Fabric: Low

Style: _____

Form: Commercial Stories: 1

Type: _____ Bays: 3

Roof Finish Materials: _____

Exterior Finish Materials Wood, Clapboard, Stucco

Exterior Description: This one-story building is a "Harmonizing-altered" structure which is part of a row of historic structures along Bloomfield Avenue that have all seen alterations over the years. The building retains little of its original architectural detail, due to major alterations to the storefront. These changes have included the installation of modern windows as well as the application of a stucco finish. The alterations to the storefront are reversible, and restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 16,
2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 164 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3101

Local Place Name(s): _____ Lot(s): 19

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and National Historic
Status Dates: Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

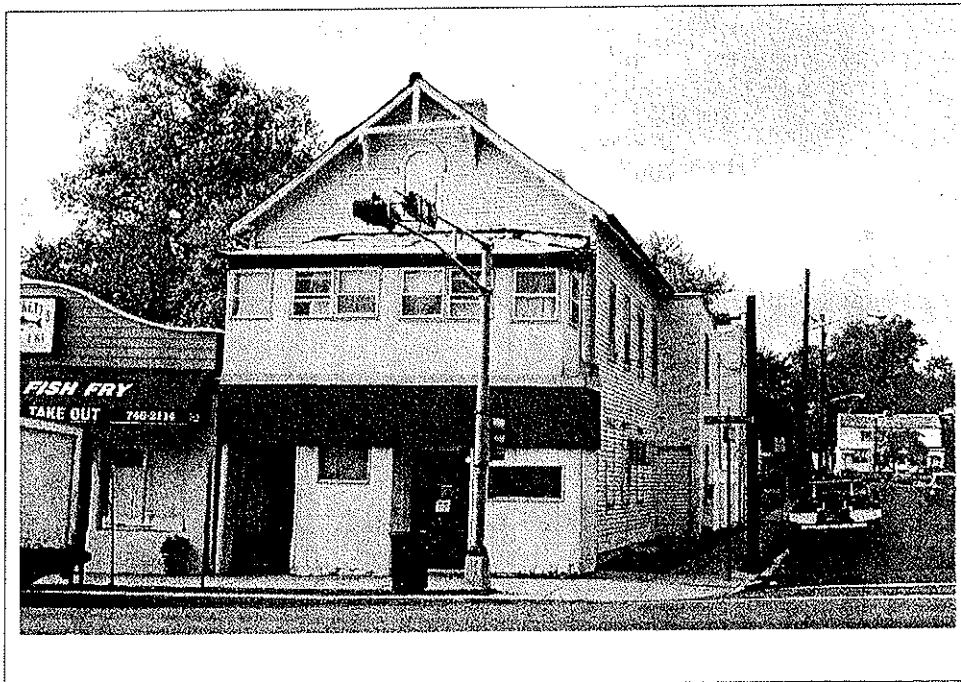
New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 164 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1887 **Source:** Tax Dept.

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Fair

Builder: _____ **Remaining Historic Fabric:** Medium

Style: Victorian Vernacular

Form: _____ **Stories:** 1

Type: _____ **Bays:** 3

Roof Finish Materials: Asphalt Shingle

Exterior Finish Materials Wood, Clapboard, Stucco

Exterior Description: This two-story building is a "Harmonizing-altered" structure which is part of a row of historic structures along Bloomfield Avenue that have all seen alterations over the years. The building retains some of its original architectural detail, including the front gable, however the second floor porch has been enclosed. In addition, major changes have been made to the first floor storefront, including the installation of modern windows as well as the application of wood plank siding. The alterations to the storefront and second floor porch are reversible, and restoration could be funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 170 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

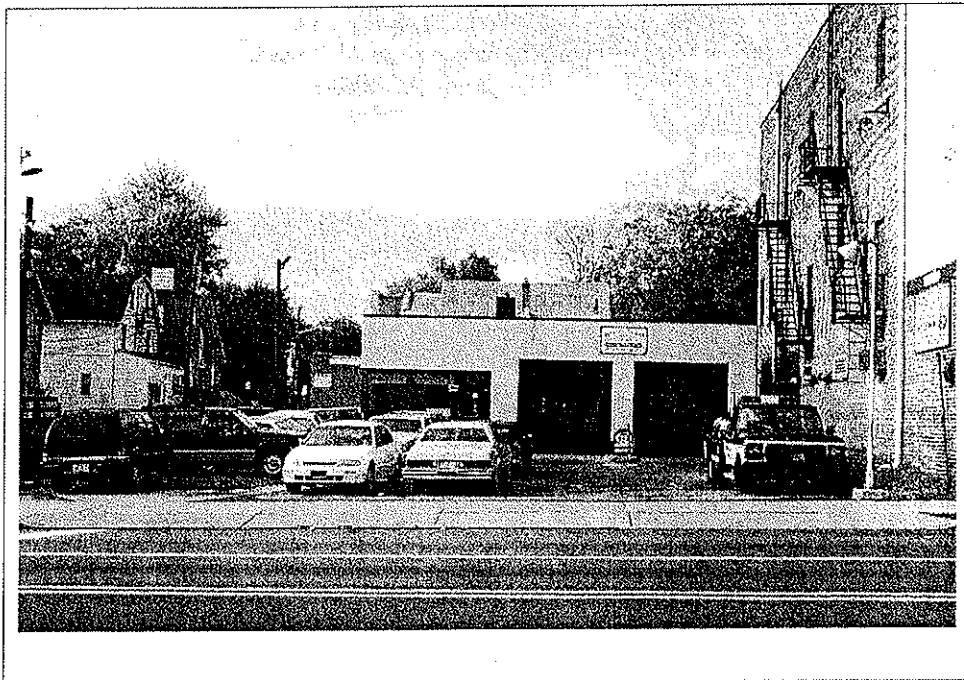
Local Place Name(s): _____ Lot(s): 1

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 170 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1957 Source: Tax Dept.

Alteration Date(s): 1973 Source: Bldg. Dept.

Designer: _____ Physical Condition: Fair

Builder: _____ Remaining Historic Fabric: Low

Style: Modern

Form: Commercial Stories: 1

Type: _____ Bays: 3

Roof Finish Materials: _____

Exterior Finish Materials Concrete Block, Modern

Exterior Description: This one-story building is a "intrusion" structure which has been used as an automobile service establishment since its construction in 1957. New construction on this site should be designed to fit in with the character and massing of the adjacent historic structures.

Interior Description:

Setting:

Survey Name: _____ Date: December 15,
2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 176 180 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

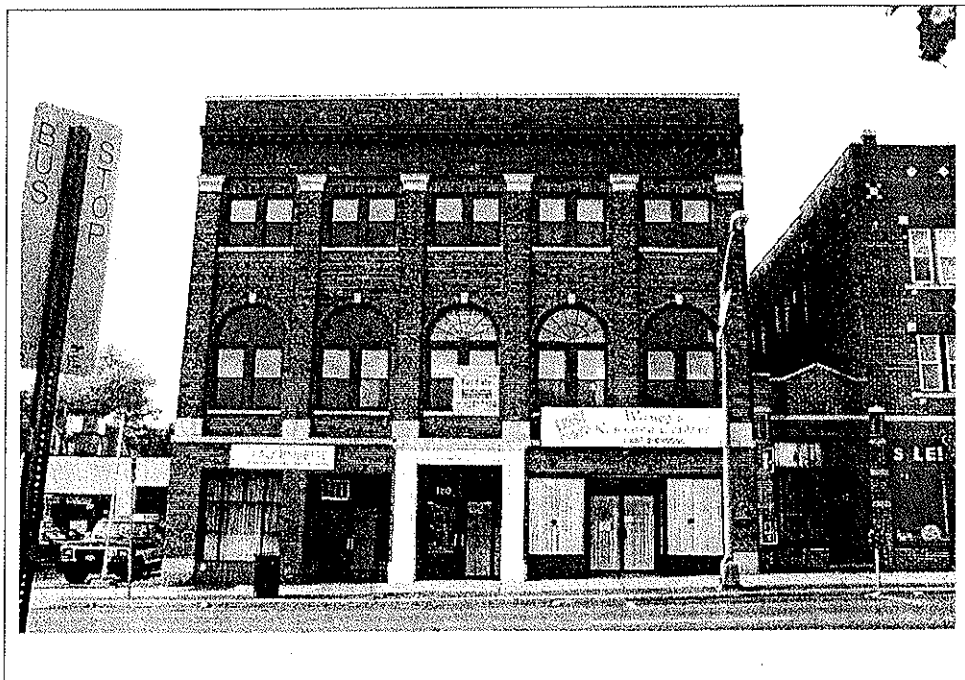
Local Place Name(s): _____ Lot(s): 26

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Melloni
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 176-180 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1900 Source: Tax Dept.

Alteration Date(s): 1964, 1996 Source: Bldg. Dept.

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: Medium

Style: Neo-Classical

Form: Commercial Stories: 3

Type: _____ Bays: 5

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This three-story building is a "Key Building" structure which has been used historically as a theater. The building retains much of its original architectural detail, which includes the arched windows on the second floor, as well as the six columns that provide the building with its classical symmetry. The first floor storefronts have been altered over the years, including the installation of modern windows and doors, as well as the removal of the base of one of the columns. The alterations to the storefronts are reversible, and as this is one of the "Key" buildings in the proposed expansion, efforts should be made to have restoration funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 16,
2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 190 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

Local Place Name(s): _____ Lot(s): 25

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District
Surveyor: Jonathan Mellon
Organization: Township of Montclair

Date: November 2, 2004

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 190 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial / Residential

Construction Date: 1921 Source: Tax Dept.

Alteration Date(s): 1947 Source: Bldg. Dept.

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: High

Style: 20th Century Commercial

Form: Commercial

Stories: 3

Type: _____

Bays: 3

Roof Finish Materials: _____

Exterior Finish Materials Brick, Cast Stone

Exterior Description: This three-story building is a "Contributing" structure which has retained virtually all of its original architectural detail. The original storefronts are largely intact, including the wooden frames, and some of the glass transoms. As well, the building has an unusual one-story storefront that fills the alley space between the main building and the adjacent 176-180 Bloomfield Avenue. The upper portion of the building is characterized by elaborate stone detailing, which along with a variety of brickwork, gives the structure its unique appearance.

Interior Description:

Setting:

Survey Name: _____

Date: December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 192 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

Local Place Name(s): _____ Lot(s): 24

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 192 Bloomfield Avenue

Historic Name: _____

Present Use: Residential

Historic Use: Residential

Construction Date: c. 1885 **Source:** _____

Alteration Date(s): _____ **Source:** _____

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** High

Style: Queen Anne

Form: _____ **Stories:** 2

Type: _____ **Bays:** 2

Roof Finish Materials: Asphalt Shingle

Exterior Finish Materials: Wood, Clapboard

Exterior Description: This two-story building is a "Key Building" structure which was originally used as the rectory for the St. Mark's Methodist Episcopal Church, which was the first African-American church in Montclair. The building has retained much of its original architectural detail, including the front porch, and the projecting front tower that gives the building its distinctive Queen Anne look. The building is also important as one of the few surviving early structures along Bloomfield Avenue that gives a glimpse of what the area looked like in the 19th Century.

Interior Description:

Setting:

Survey Name: _____ Date: December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 194 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

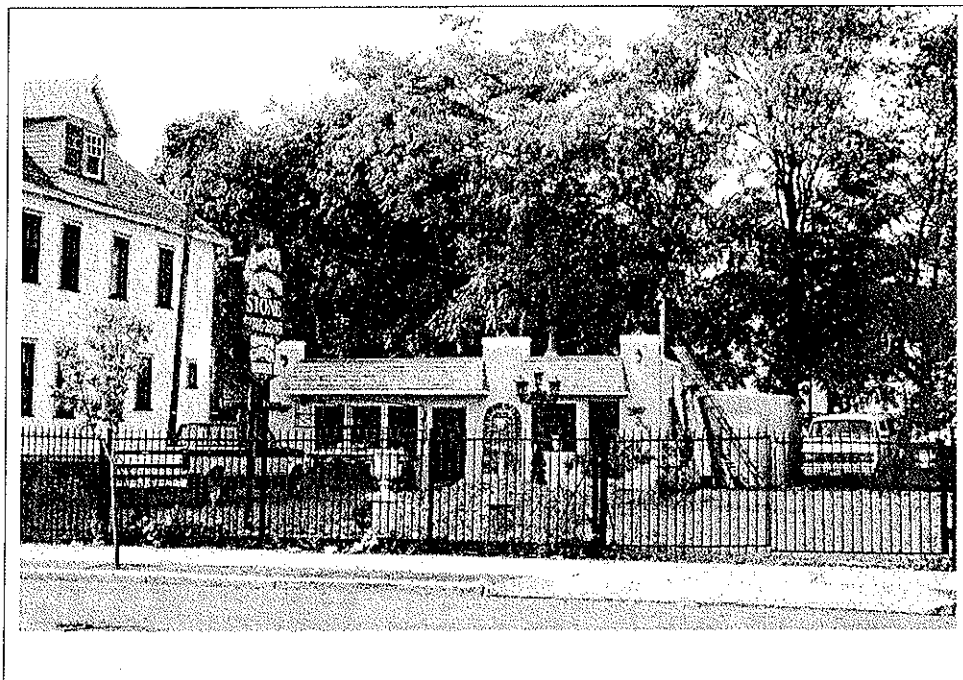
Local Place Name(s): _____ Lot(s): 23

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 194 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1952 **Source:** Tax Dept.

Alteration Date(s): 1997 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Good

Builder: _____ **Remaining Historic Fabric:** low

Style: Modern

Form: _____ **Stories:** 1

Type: _____ **Bays:** 3

Roof Finish Materials: Asphalt Shingle

Exterior Finish Materials Concrete Block, Modern

Exterior Description: This one-story building is a "intrusion" structure which was originally used as an automobile service establishment, and subsequently used as a garden center. The building is located on what was the site of the St. Mark's Methodist Episcopal Church, which was built in 1836 and destroyed by fire in 1947. St. Mark's was the first African-American church in Montclair, and a replacement structure was built on nearby Elm Street in 1949. Th existing structure on the site is not compatible with the adjacent buildings, and any new construction should be designed to fit in with the character and massing of the adjacent historic structures.

Interior Description:

Setting:

Survey Name: _____ Date: December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 204 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

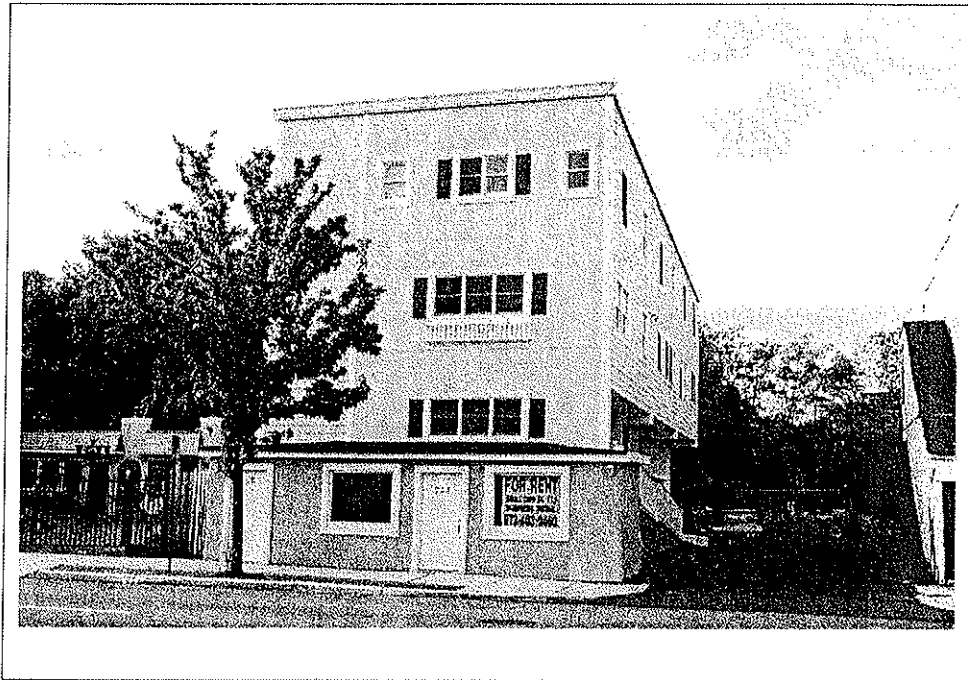
Local Place Name(s): _____ Lot(s): 22

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District
Surveyor: Jonathan Mellon
Organization: Township of Montclair

Date: November 2, 2004

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 204 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial

Construction Date: 1959 Source: Tax Dept.

Alteration Date(s): 2001 Source: Bldg. Dept.

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: low

Style: Modern

Form: _____ Stories: 4

Type: _____ Bays: 3

Roof Finish Materials: _____

Exterior Finish Materials Stucco, Vinyl Siding

Exterior Description: This four-story building is a "intrusion" structure which was originally used as a garage, and subsequently saw a three story addition constructed in 2001. Although the building retained the ground floor commercial space, and thus has the mix of uses found in many other buildings along this stretch of Bloomfield Avenue, the design is not compatible with the adjacent structures. The choice of materials, stucco and vinyl siding, as well as the overall design of the building, are not in keeping with the character of the structures found in the area.

Interior Description:

Setting:

Survey Name: _____ Date: December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: _____ Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

Local Place Name(s): _____ Lot(s): 20

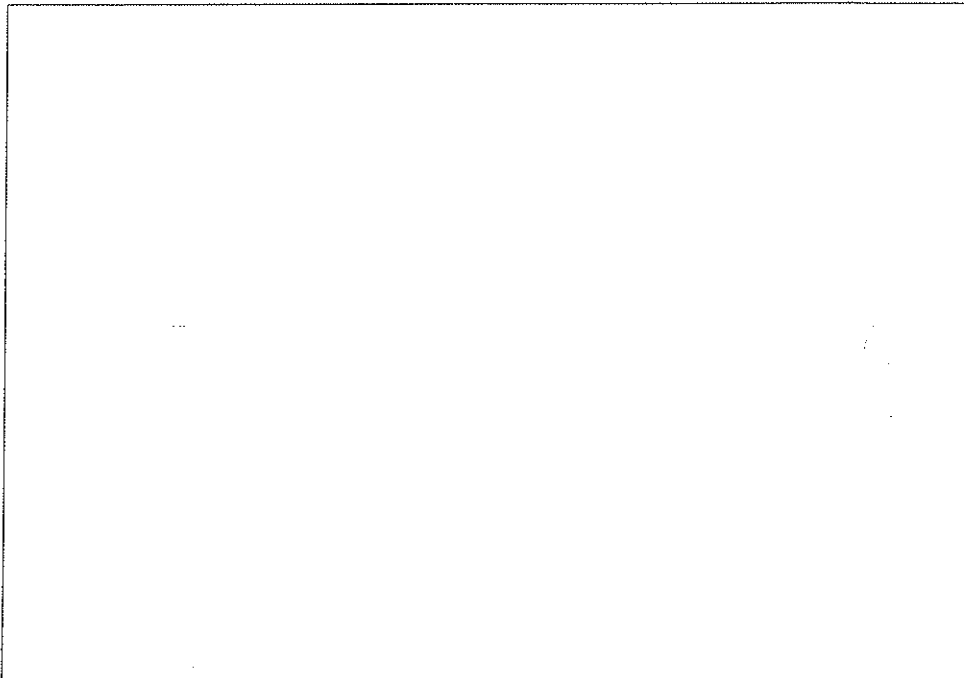
Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____
National Register: _____
New Jersey Register: _____
Determination of Eligibility: _____

SHPO Opinion: _____
Local Designation: _____
Other Designation: _____
Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District
Surveyor: Jonathan Mellon
Organization: Township of Montclair

Date: November 2, 2004

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: Bloomfield Avenue

Historic Name: _____

Present Use: Vehicular Parking

Historic Use: Residential

Construction Date: _____ **Source:** _____

Alteration Date(s): _____ **Source:** _____

Primary Landscape

Architect/Designer: _____

Type: _____

Physical Condition: Good

Style: _____

Remaining Historic Fabric: Low

Acreage: _____

Hardscape: Driveways, Asphalt

Plantings: _____

Other Features: _____

Description:

Setting:

Survey Name: _____

Date: December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name: American Legion Crawford Crew Post #251

Street Address: Street #: 210 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

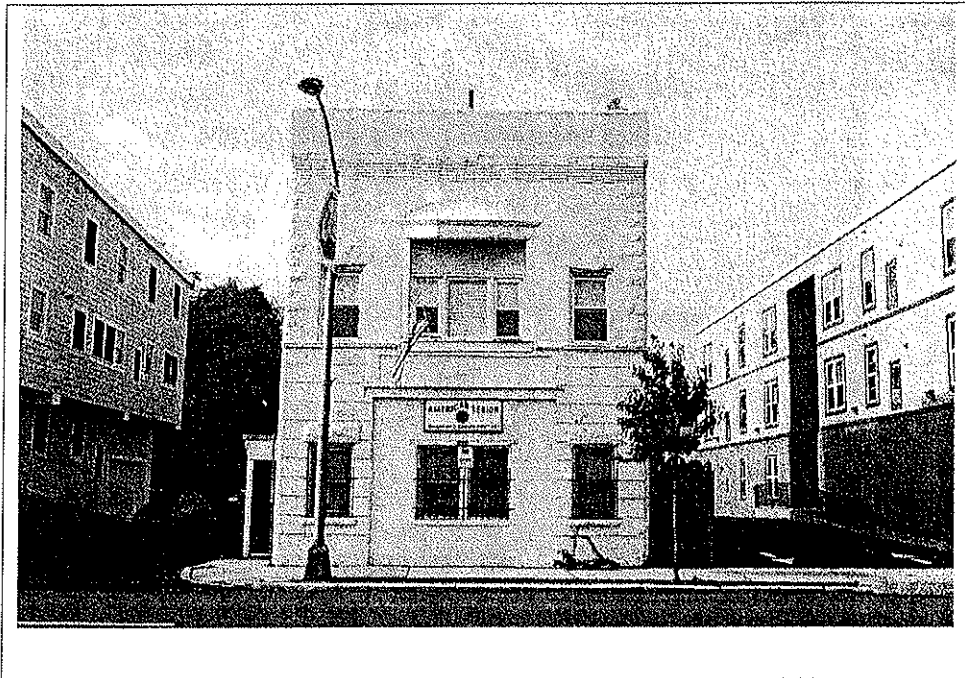
Local Place Name(s): _____ Lot(s): 21

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: American Legion Crawford Crew Post #251
Historic Name: Washington Hose Company #3
Present Use: Commercial / Residential
Historic Use: Commercial
Construction Date: 1893 **Source:** Junior League Study 1982
Alteration Date(s): 1944 **Source:** Bldg. Dept.
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Commercial Vernacular
Form: _____ **Stories:** 2
Type: _____ **Bays:** 3
Roof Finish Materials: _____
Exterior Finish Materials Brick, Cast Stone

Exterior Description: This two-story building is a "Key Building" structure which was originally used as the headquarters of the Washington Hose Company #3. The building has retained much of its original architectural detail, including the alternating rusticated quoins on the second floor corners as well as the corbelling beneath the front parapet. The first floor has seen the alteration to the main entrance to the structure, with the area bricked up and windows added in place of the original doorway. The building was purchased in 1944 by the American Legion Crawford Crews Post 251, which was founded in 1934 to honor four Montclair African-American citizens who died in World War I. The building was designated as a landmark by the Montclair Historic Preservation Commission in 2003; the only individual landmark in the Township.

Interior Description:

Setting:

Survey Name: _____ Date: December 16,
Surveyor: _____ 2004
Organization: _____

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 214-216 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial

Construction Date: 2000 Source: Bldg. Dept.

Alteration Date(s): _____ Source: _____

Designer: _____ Physical Condition: Excellent

Builder: _____ Remaining Historic Fabric: Low

Style: Modern

Form: _____ Stories: 3

Type: _____ Bays: 4

Roof Finish Materials: _____

Exterior Finish Materials Brick, Stucco

Exterior Description: This three-story building is a "Harmonizing" structure which was constructed on the site of a former garage that was built in 1965 and demolished in 2000. The new structure is an attempt to fit in with the adjacent historic buildings, and retains the mix of uses found in the area. The choice of exterior materials, including the stucco, as well as the lack of architectural details, result in a building that is inferior to its neighbors. The building serves as another example of the need for design review for new construction.

Interior Description:

Setting:

Survey Name: _____ Date: December 16, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 220 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

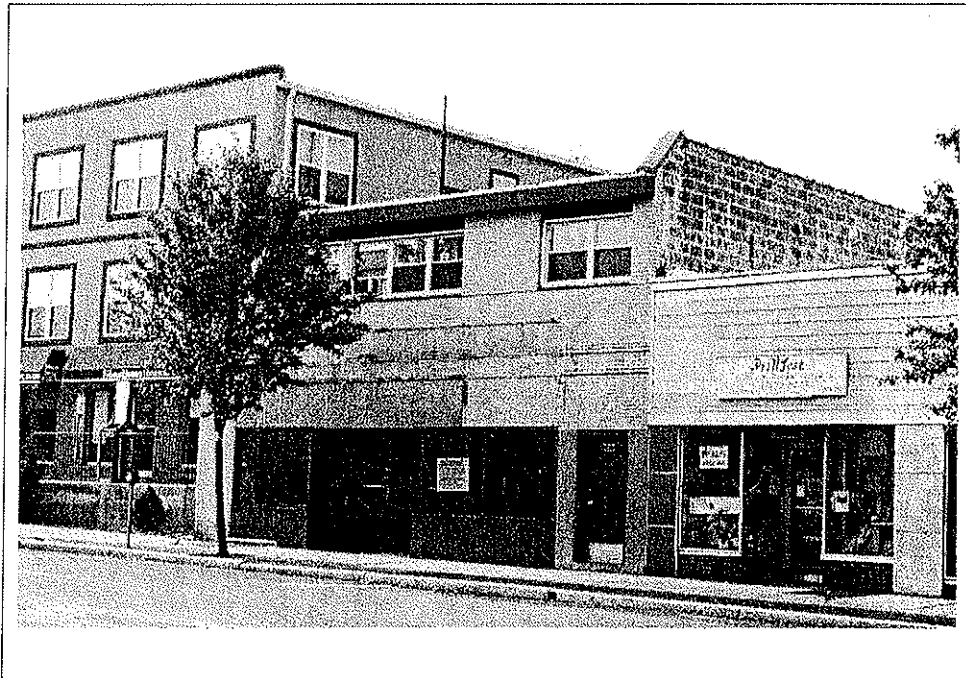
Local Place Name(s): _____ Lot(s): 18

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 220 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial / Residential

Historic Use: Commercial

Construction Date: 1945 **Source:** Tax. Dept.

Alteration Date(s): 1973 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Fair

Builder: _____ **Remaining Historic Fabric:** Low

Style: Modern

Form: _____ **Stories:** 2

Type: _____ **Bays:** 2

Roof Finish Materials: _____

Exterior Finish Materials Brick

Exterior Description: This two-story building is a "Harmonizing" structure which retains some of its original historic detail. Constructed in the post war era, the simple design of the building has seen numerous changes over the years. These changes have included alterations to the original windows as well as the storefront. Inappropriate materials have been used on the storefront, resulting in the building losing the simple lines of its original design. The alterations to the building are reversible, and efforts should be made to have restoration funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 16, 2004

Surveyor: _____

Organization: _____

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 222-228 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1929 **Source:** Tax. Dept.

Alteration Date(s): 1953, 1962 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Fair

Builder: _____ **Remaining Historic Fabric:** Low

Style: Modern

Form: Commercial **Stories:** 1

Type: _____ **Bays:** 5

Roof Finish Materials: _____

Exterior Finish Materials Aluminum Siding, Pressed Metal

Exterior Description: This one-story building is a "Harmonizing" structure which retains its original historic form, although numerous alterations have been made to the facing of the structure. The five original storefronts are still in place, but they have been covered with a variety of materials, in a number of different colors, resulting in the building lacking a cohesive appearance. The alterations to the building are reversible, and efforts should be made to have restoration funded through the CERP Program.

Interior Description:

Setting:

Survey Name: _____ Date: December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 230 244 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3102

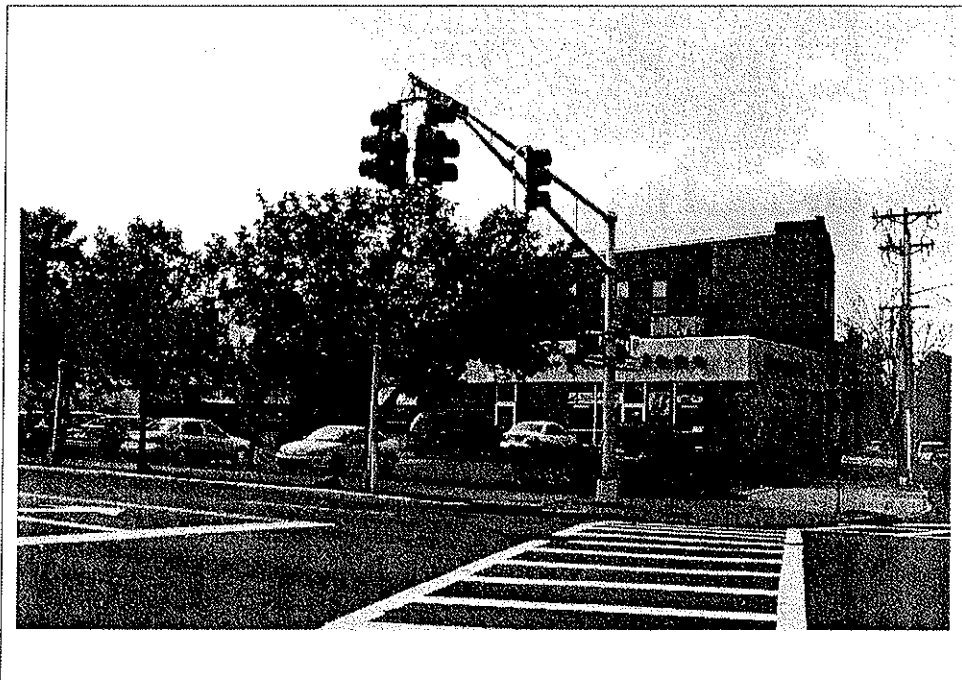
Local Place Name(s): _____ Lot(s): 16

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 230-244 Bloomfield Avenue
Historic Name: _____
Present Use: Commercial
Historic Use: Commercial
Construction Date: 1920 **Source:** Tax. Dept.
Alteration Date(s): 1982 **Source:** Bldg. Dept.
Designer: _____ **Physical Condition:** Good
Builder: _____ **Remaining Historic Fabric:** Low
Style: Modern
Form: Commercial **Stories:** 1
Type: _____ **Bays:** 8
Roof Finish Materials: _____
Exterior Finish Materials Concret Block Rusticated, Pressed Metal

Exterior Description: This one-story building is a "Intrusion" structure which has been the site of a Firestone station since 1920. The original 1920 structure was demolished 1982, except for its rear walls which were used as part of the construction of the present building. The site has front yard parking, and does not enhance the pedestrian nature of the area. Thus, any new construction on this site should be designed to fit in with the character and massing of the adjacent structures.

Interior Description:

Setting:

Survey Name: _____ Date: December 15,
Surveyor: _____ 2004
Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 262 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3103

Local Place Name(s): _____ Lot(s): 1

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 262 Bloomfield Avenue

Historic Name: _____

Present Use: Commercial

Historic Use: Commercial

Construction Date: 1989 **Source:** Bldg. Dept.

Alteration Date(s): 2001 **Source:** Bldg. Dept.

Designer: _____ **Physical Condition:** Excellent

Builder: _____ **Remaining Historic Fabric:** Low

Style: Modern

Form: Commercial **Stories:** 1

Type: _____ **Bays:** 2

Roof Finish Materials: _____

Exterior Finish Materials: Pressed Metal

Exterior Description: This one-story building is a "Intrusion" structure which has been the site of a gas station since 1956. The original structure was demolished in 1989 to make way for the present building, which saw the large canopy structure added in 2001. This site is located across Bloomfield Avenue from the Historic DL & W Railroad Station, and thus any new construction on this site should be designed to fit in with the character and massing of the adjacent structures.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 15, 2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 268 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3103

Local Place Name(s): _____ Lot(s): 18

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

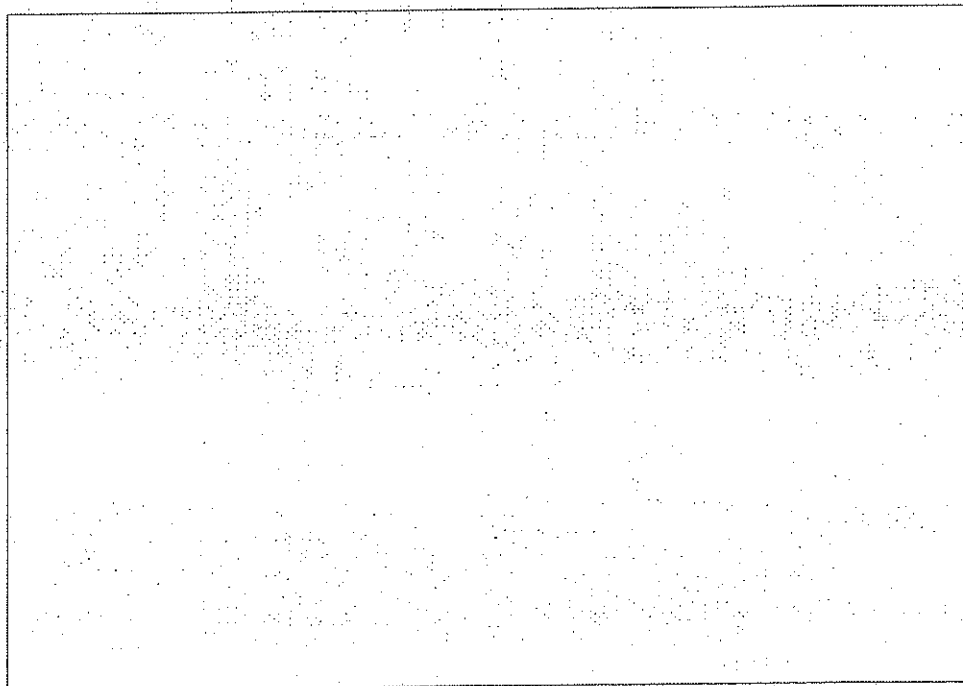
New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: 268 Bloomfield Avenue

Historic Name: _____

Present Use: Vehicular Parking

Historic Use: Commercial

Construction Date: _____ Source: _____

Alteration Date(s): _____ Source: _____

Primary Landscape Architect/Designer: _____

Type: _____ Physical Condition: Good

Style: _____ Remaining Historic Fabric: Low

Acreage: _____

Hardscape: Driveways, Asphalt

Plantings: _____

Other Features: _____

Description:

Setting:

Survey Name: _____
Surveyor: _____
Organization: _____

Date: December 16, 2004

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 272 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3103

Local Place Name(s): _____ Lot(s): 17

Ownership: _____ USGS Quad(s): _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

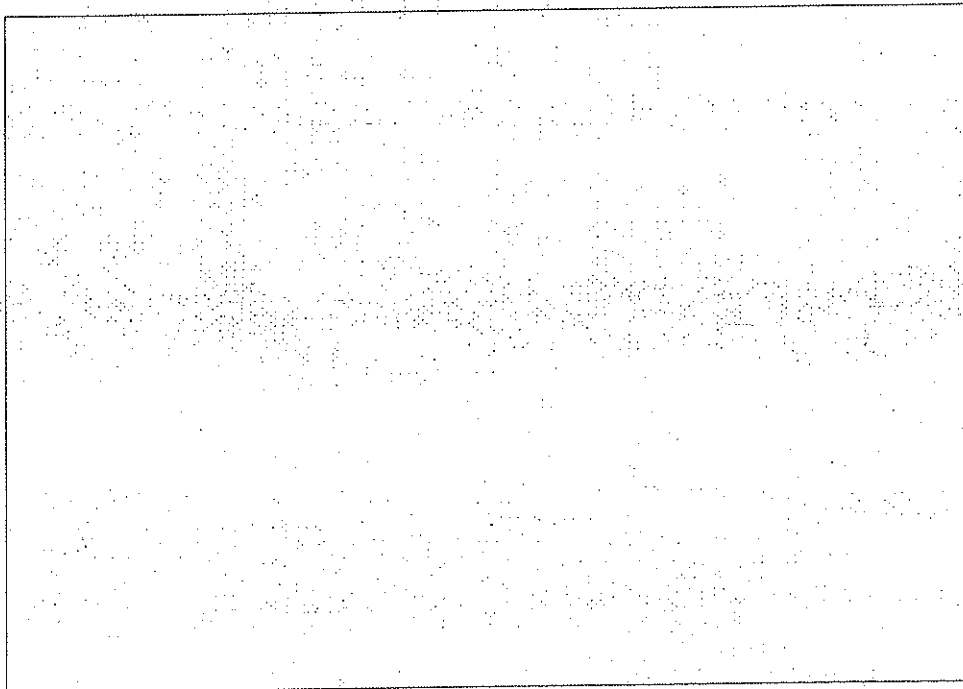
New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District
Surveyor: Jonathan Mellon
Organization: Township of Montclair

Date: November 2, 2004

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: 272 Bloomfield Avenue

Historic Name:

Present Use: Vehicular Parking

Historic Use: Commercial

Construction Date:

Source:

Alteration Date(s):

Source:

Primary Landscape
Architect/Designer:

Type:

Physical Condition: Good

Style:

Remaining Historic Fabric: Low

Acreage:

Hardscape: Driveways, Asphalt

Plantings:

Other Features:

Description:

Setting:

Survey Name:

Date: December 16,
2004

Surveyor:

Organization:

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 278 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 3103

Local Place Name(s): _____ Lot(s): 16

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

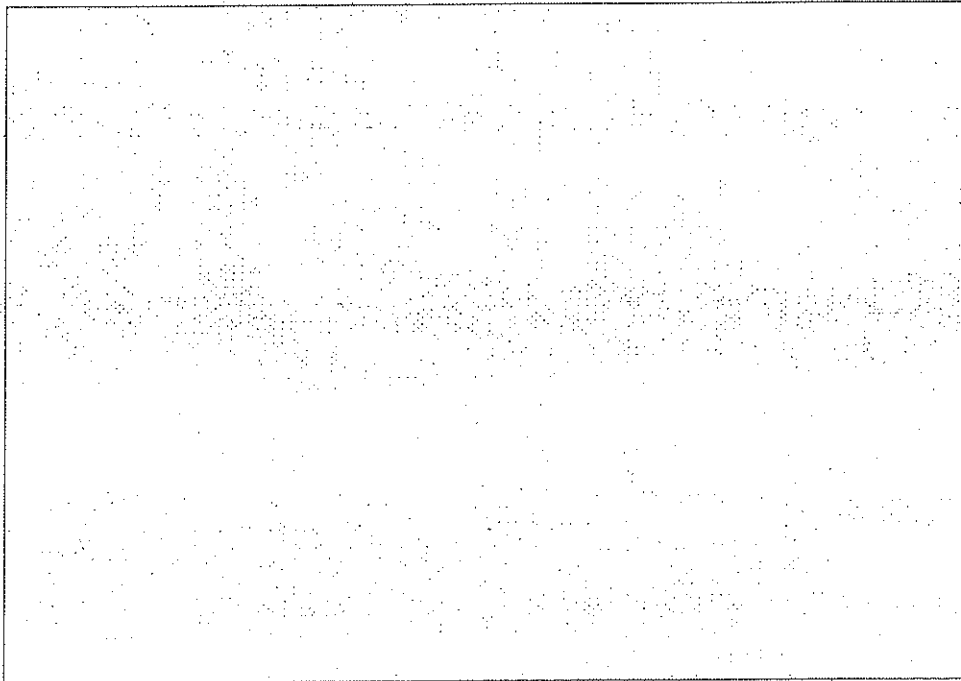
New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: 278 Bloomfield Avenue

Historic Name: _____

Present Use: Vehicular Parking

Historic Use: Commercial

Construction Date: _____

Source: _____

Alteration Date(s): _____

Source: _____

Primary Landscape
Architect/Designer: _____

Type: _____

Physical Condition: Good

Style: _____

Remaining Historic Fabric: Low

Acreage: _____

Hardscape: Driveways, Asphalt

Plantings: _____

Other Features: _____

Description:

Setting:

Survey Name: _____

Date:

December 16,
2004

Surveyor: _____

Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: 115 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 4202

Local Place Name(s): _____ Lot(s): 1

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and Status Dates:

National Historic Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 115 Bloomfield Avenue
Historic Name:
Present Use: Commercial
Historic Use: Commercial
Construction Date: 1982 **Source:** Bldg. Dept.
Alteration Date(s): 1988 **Source:** Bldg. Dept.
Designer: **Physical Condition:** Excellent
Builder: **Remaining Historic Fabric:** Low
Style: Modern
Form: Commercial **Stories:** 1
Type: **Bays:** 3
Roof Finish Materials:
Exterior Finish Materials: Pressed Metal

Exterior Description: This one-story building is a "Intrusion" structure which has been the site of a gas station since 1982. The original structure was enlarged in 1988 in order to make the site into a convenience store as well as a gas station. This site is located on an important corner lot, that serves as a gateway from the east to Montclair, as well as being across the street from the new Montclair Fire Department Headquarters building. Thus, any new construction on this site should be designed to fit in with the character and massing of the adjacent structures.

Interior Description:

Setting:

Survey Name: **Date:** December 16, 2004
Surveyor:
Organization:

BASE FORM

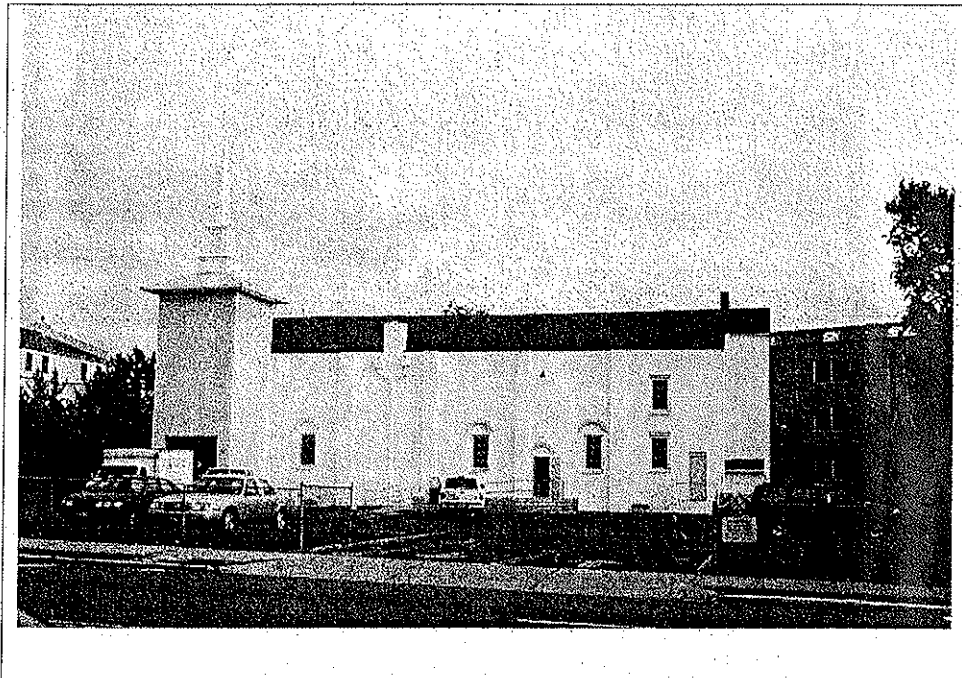
Historic Sites #:

Property Name: Mt. Carmel Holy Church
Street Address: Street #: 147 155 Apartment #: _____
(Low) (High) (Low) (High)
Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____
County(s): Essex **Zip Code:** 07042
Municipality(s): Township of Montclair **Block(s):** 4202
Local Place Name(s): _____ **Lot(s):** 3
Ownership: _____ **USGS Quad(s)** _____

Description: See attached sheet

Registration and Status Dates: National Historic Landmark: _____ SHPO Opinion: _____
National Register: _____ Local Designation: _____
New Jersey Register: _____ Other Designation: _____
Determination of Eligibility: _____ Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District Date: November 2, 2004
Surveyor: Jonathan Mellon
Organization: Township of Montclair

BUILDING ATTACHMENT

Historic Sites #:

Common Name: 147-155 Bloomfield Avenue
Historic Name: _____
Present Use: Institutional
Historic Use: Institutional
Construction Date: 1920 **Source:** Tax. Dept.
Alteration Date(s): 2004 **Source:** Bldg. Dept.
Designer: _____ **Physical Condition:** Excellent
Builder: _____ **Remaining Historic Fabric:** Medium
Style: Colonial
Form: _____ **Stories:** 1
Type: _____ **Bays:** 3
Roof Finish Materials: _____
Exterior Finish Materials: Brick, Stucco

Exterior Description: This one-story building is a "Contributing-altered" structure which is the site of the Mount Carmel Holy Church. The building has retained much of its original architectural detail, including the windows on the Bloomfield Avenue side. Changes to the building include the addition of a new tower and steeple, as well as other alterations. An opportunity exists to have the church relate more to Bloomfield Avenue through improvements to the parking lot that the church uses, that fronts onto the avenue.

Interior Description:

Setting:

Survey Name: _____ **Date:** December 16, 2004
Surveyor: _____
Organization: _____

BASE FORM

Historic Sites #:

Property Name:

Street Address: Street #: _____ Apartment #: _____
(Low) (High) (Low) (High)

Prefix: _____ Street Name: Bloomfield Avenue Suffix: _____ Type: _____

County(s): Essex Zip Code: 07042

Municipality(s): Township of Montclair Block(s): 4202

Local Place Name(s): _____ Lot(s): 4

Ownership: _____ USGS Quad(s) _____

Description: See attached sheet

Registration and National Historic Landmark: _____
Status Dates:

SHPO Opinion: _____

National Register: _____

Local Designation: _____

New Jersey Register: _____

Other Designation: _____

Determination of Eligibility: _____

Other Designation Date: _____

Photograph:



Survey Name: Proposed Expansion of the Town Center Historic District

Date: November 2, 2004

Surveyor: Jonathan Mellon

Organization: Township of Montclair

LANDSCAPE ATTACHMENT

Historic Sites #:

Common Name: Lackawanna Plaza Shopping Center Parking Lot

Historic Name: _____

Present Use: Vehicular Parking

Historic Use: Commercial

Construction Date: _____

Source: _____

Alteration Date(s): _____

Source: _____

Primary Landscape Architect/Designer: _____

Type: _____

Physical Condition: Good

Style: _____

Remaining Historic Fabric: Low

Acreage: _____

Hardscape: Driveways, Asphalt

Plantings: Fruit Trees, Shrubbery

Other Features: _____

Description:

Setting:

Survey Name: _____

Date: December 16, 2004

Surveyor: _____

Organization: _____