



Township of Montclair
County of Essex
State of New Jersey

MASTER PLAN

HISTORIC PRESERVATION ELEMENT

Planning Board
Township of Montclair

May 10, 1993

TOWNSHIP OF MONTCLAIR, NEW JERSEY**MASTER PLAN****HISTORIC PRESERVATION ELEMENT****I. INTRODUCTION:**

The Historic Preservation Element of the Montclair Township Master Plan has as its purpose the recognition and preservation of the Township's unique architectural heritage which reflects its rich and varied history. This Plan Element establishes the criteria for designation of structures, sites and districts as historic and identifies five districts and twenty-nine individual structures already meeting those standards. It further proposes the means for the preservation of the Township's historic assets.

II. THE HISTORY OF MONTCLAIR:

The development of Montclair initially proceeded from two small settlements: a rural Dutch settlement, "Speertown," to the north; and a somewhat more commercial English settlement known as "Cranetown" to the south. "Oak Tree Road," now known as Watchung Avenue, served as an informal boundary between the two.

Development of the two areas advanced slowly through the early years of the seventeenth and eighteenth centuries. Together with the English and the Dutch, an established African-American population contributed significantly to life in this quiet rural community. With the arrival of the first railroad in 1856, however, development of the commercial and residential areas in the southern part of town rapidly expanded. After the close of the Civil War, ambitious newcomers worked hard to develop the civic and residential qualities of the town. With increased economic opportunity, Montclair received a wave of European immigrants who brought with them many skills which contributed to the further growth of the Township. Montclair became known as a fashionable railroad suburb.

In the middle of the nineteenth century, the architectural image of Montclair was starting to change. The farmhouses of rural Cranetown were replaced by cottages, villas and manor houses, built in styles of Gothic Revival, Italianate and others popular in the Romantic era.

By the late 1800s, the citizens of Montclair could boast of pleasant tree-lined streets and neighborhoods as well as numerous larger estates designed by a number of nationally and internationally acclaimed architects. The town prospered and a thriving business district grew along Bloomfield Avenue.

The area known as Upper Montclair developed more slowly, remaining little changed until the early 1900s. Even then, its business district purposefully preserved a village atmosphere congenial to its farming heritage as it expanded out from the rail line that passed through its center.

While development in the twentieth century led to the destruction of many significant structures, there still remain a number of buildings and districts in which the history of the town is reflected and which must be preserved.

III. CRITERIA FOR DESIGNATION OF STRUCTURES, SITES AND DISTRICTS AS HISTORIC:

The criteria used in designating local structures, sites, and districts as historic for the Township are identical to those standards used in selection of properties for inclusion in the National Register of Historic Places.

The National Register's standards recognize the accomplishments of all peoples who have made a contribution to our country's history and heritage. Specifically, they recognize the significance to our history and culture that can be found in certain buildings, sites and districts

- a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) that are associated with the lives of persons significant in our past; or
- c) that embody distinctive characteristics of a type, period, or method of construction; that represent the work of a master; that possess high artistic values; that possess integrity of location, design, setting, materials, workmanship and feeling; or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) that have yielded, or may be likely to yield, information important to prehistory or history.

In designating historic structures, sites and districts and their boundaries to be regulated by the Township, the following principles shall be followed:

- 1) The purpose of any historic preservation regulations or ordinances passed by the Township is to serve the public interest by protecting and preserving the unique architectural heritage that forms a vital part of the Township's community life and development.
- 2) The listing of properties and districts included in this Master Plan includes only those which are presently recognized as historic by their inclusion in the National and/or State Registers of Historic Places. This is not to be understood as a final and exclusive determination of all properties and structures within the Township worthy of such designation, since there are, or may be, others eligible for future consideration, nomination and designation as historic.
- 3) For districts already listed on the State and National Registers of Historic Places, the boundaries and the reasons for listing are the same as those set forth in the Statement of Significance on the National Register Inventory-Nomination Form.
- 4) Any historic preservation ordinance passed by the Township shall provide that a special historic preservation commission shall review and regulate any additions and/or alterations to historic buildings or buildings located within historic districts, as well as development of open land located on such historic properties or in such historic districts. Such review will include the application of the design criteria set forth in Section V of this Element, as well as the placement on site of any new construction on open land located within historic districts. For the purposes of this provision, if any part of a property is deemed historically significant, the entire lot upon which it is located or of which it forms a part at the time of designation will be included within the boundary of the historic district, and thereby be subject to review.
- 5) Demolition of all or part of structures designated as historic, or located within historic districts will be subject to review by the special commission which shall be appointed in accordance with the Township's historic preservation ordinance.
- 6) Because development of properties adjacent to designated properties may have an adverse effect on the setting of historic sites, it is recommended that the Township establish appropriate buffer zones around historic structures, districts and sites within which the preservation design criteria set forth in Section V of this Element would also apply.

IV. MONTCLAIR'S HISTORIC DISTRICTS AND SITES:

A. DISTRICTS:

The following districts within the Township are presently listed on the National and/or the State of New Jersey Registers of Historic Places and should be included in any Township designation of historic properties and their regulation:

1. *The First Residential Historic District.*

The First Residential Historic District is centered around Montclair's first commuter neighborhood. It was here that the farms of the first settlers were replaced by the estates of the "newcomers" who came to the town with the railroad. Residential use has continued here for almost 300 years.

This district is comprised of the area south of the commercial section on Bloomfield Avenue within the Township of Montclair, including areas east and west of Orange Road. It is an irregular district, roughly located between the far eastern leg of Gates Avenue which forms its boundary on the east, and its western boundary which includes a number of properties fronting on South Mountain Avenue. The district is bounded on the north by Hillside Avenue and Hoburg Place, and on the south by properties fronting on the southern leg of Gates Avenue.

A map showing the location of properties located within the boundaries of the First Residential Historic District is attached hereto and made a part hereof as Appendix "A".

This district includes the following properties listed by their Block and Lot numbers as shown on the 1989 Tax Maps of the Township of Montclair:

Block 204, Lot # 17.

Block 303, Lots # 11 - 16 (inclusive).

Block 1201, Lots # 2, 3, and 4.

Block 1202, Lots # 1 - 11 (inclusive), 17, 18, and 19.

Block 1203, Lots # 1 - 20 (inclusive).

Block 1204, Lots # 1 - 5 (inclusive), 5.01, and 6 - 26 (inclusive). Block 1205, Lots # 2, 3, 4, and 5.

Block 1210, Lots # 1, 2, 3, and 4.

Block 1301, Lots # 1 - 33 (inclusive).

Block 1302, Lots # 1 - 5 (inclusive), 13 - 26 (inclusive).

Block 1303, Lots # 1 - 7 (inclusive), 9 - 18 (inclusive).

Block 1304, Lots # 1 - 23 (inclusive).

Block 1406, Lots # 18 - 24 (inclusive).

Block 2104, Lots # 1, 23, 24, and 25.
Block 2105, Lots # 1 - 4 (inclusive), 15 and 16.
Block 2107, Lots # 1 - 5 (inclusive).
Block 2108, Lots # 1, 2, 3.01, 3, 4, 5, and 7 - 10 (inclusive). Block 2109, Lots # 1 - 5 (inclusive).
Block 2111, Lots # 1, and 4 - 14 (inclusive).

Block 2201, Lots # 1 - 18 (inclusive).
Block 2202, Lots # 1, and 8 - 13 (inclusive).
Block 2204, Lots # 15, and 16.

Block 3108, Lots # 11, 11.01, 12 - 16 (inclusive).

2. *The Marlboro Park Historic District.*

Marlboro Park is a well-preserved example of suburban residential planning that developed (1898 - 1925) because of its proximity to the commuter railroad line. The Park provided affordable, well-planned housing for the burgeoning middle class who were flocking to the suburbs during that period. This area was larger and less exclusive than Erwin Park, another residential development built at approximately the same period just west of their commonly-shared Watchung Avenue Railroad Station.

The Marlboro Park Historic District is generally located to the east of the Watchung Avenue Station, along parts of Watchung Avenue as far as Grove Street, including properties fronting on Waterbury Road to the north, and properties fronting on Fairfield Avenue to the south.

A map showing the location of properties included within the boundaries of the Marlboro Park Historic District is attached hereto and made a part hereof as Appendix "B".

This district includes the following properties listed by their Block and Lot numbers as shown on the 1989 Tax Maps of the Township of Montclair:

Block 3408, Lots # 5 - 10 (inclusive).
Block 3409, Lots # 5, 6, and 9 - 26 (inclusive).
Block 3410, Lots # 21 - 30 (inclusive).
Block 3411, Lots # 1 - 7 (inclusive), 18 - 21 (inclusive).
Block 3412, Lots # 7.01, and 7 - 10 (inclusive).
Block 3501, Lot # 40.
Block 4506, Lots # 14, 15, and 16.
Block 4513, Lot # 43.
Block 4514, Lots # 1, 2, 3, and 41 - 47 (inclusive).

3. *The Miller Street Historic District.*

The Miller Street Historic District is significant as the only neighborhood in Montclair where a group of small vernacular cottages have maintained their integrity and continuously provided working-class housing since the beginning of the nineteenth century.

This district includes Miller Street and a section of Fulton Street running west from New Street. A map showing the location of properties included within the boundaries of the Miller Street Historic District is attached hereto and made a part hereof as Appendices "C-1" and "C-2".

The district includes the following properties, listed by their Block and Lot numbers as shown on the 1989 Tax Maps for the Township of Montclair:

- Block 3110, Lots # 6 - 9 (inclusive).
- Block 3111, Lots # 46 - 51 (inclusive).
- Block 3112, Lots # 1 - 11 (inclusive), 21, 22, and 23.

4. *The Mountain Historic District.*

The Mountain Historic District cuts a linear swath across the westerly ridge of Montclair and is composed of, for the most part, high-style mansions designed by noted architects. Developed at the peak of the town's prosperity (1890 - 1930), this exclusive area offered privacy in spectacular surroundings. Included among its residents were a number of prominent local and national figures.

This district, oriented north to south, includes properties which front on Upper Mountain Avenue from Bradford Avenue in the north as far as Claremont Avenue to the south. Expanding outward south of Berkeley Place, the district also includes properties on Highland, Prospect and North Mountain Avenues, which run parallel to Upper Mountain Avenue.

A map showing the location of properties included within the boundaries of the Mountain Historic District is attached hereto and made a part hereof as Appendix "D".

This district includes the following properties listed by their Block and Lot numbers as shown on the 1989 Tax Maps of the Township of Montclair:

- Block 405, Lots # 1 - 26 (inclusive), and 33.
- Block 406, Lots # 1 - 31 (inclusive).
- Block 407, Lots # 6 - 12 (inclusive), 13.01, and 14 - 18 (inclusive).

- Block 501, Lots # 1 - 6 (inclusive).
- Block 502, Lots # 1 - 7 (inclusive).

Block 503, Lots # 1 - 3 (inclusive).

Block 504, Lots # 1 - 6 (inclusive), 6.01, 7, 8, 9, 9.01, 10, 11, 12, 28 - 31 (inclusive).

Block 602, Lots # 4, 5, 8, 9, 13, 14, 17, 18, 20, 21.1, 23, 24, and 26 - 33 (inclusive).

Block 603, Lots # 39 - 44 (inclusive), and 46 - 57 (inclusive).

Block 705, Lots # 5, 6, and 8 - 11 (inclusive).

Block 709, Lots # 5 - 9 (inclusive), and 11.

Block 1501, Lots # 1, 2, 6, and 7.

Block 1502, Lots # 1, 5, 6, and 7.

Block 1503, Lots # 17 - 21 (inclusive) and 23.

Block 1506, Lots # 19 and 20.

Block 1507, Lots # 1, 1.01, 20, 21, 22, and 24.

Block 1601, Lots # 1, 6, 7, and 8.

Block 1602, Lots # 17 - 23 (inclusive), 25, and 26.

5. *The Erwin Park Historic District.*

Erwin Park is a picturesque community of homes, built close to the commuter railroad at the end of the nineteenth century. This park-like development offered to more prosperous upper-class commuters attractive housing on spacious lots in a protected and scenic environment.

The Erwin Park Historic District is located just southwest of the Watchung Avenue Railroad Station, and is bounded by Valley Road on the west, and the properties fronting on Midland Avenue on the east. Holland Terrace forms the northern boundary, and from there the district extends southward, stopping just short of Brunswick Road.

A map showing the location of the properties included within the boundaries of the Erwin Park Historic District is attached hereto and made a part hereof as Appendix "E".

This district includes the following properties listed by their Block and Lot numbers as shown on the 1989 Tax Maps of the Township of Montclair:

Block 2402, Lots # 1, 2, and 3.

Block 2403, Lots # 1, 2, 4, and 5.

Block 2404, Lots # 2 - 12 (inclusive) .

Block 2405, Lots # 1, and 9 - 27 (inclusive).

Block 2406, Lots # 1 - 5 (inclusive) 12, 13, and 14.

Block 2407, Lots # 46 - 53 (inclusive).

B. INDIVIDUAL PROPERTIES.

The following properties are also intended to come within the scope of any historic preservation regulations and/or ordinances promulgated by the Township since they have been individually listed on both the National and the State of New Jersey Registers of Historic Places.

These individual listings are all located within the Township of Montclair at their respective street addresses shown below. Also included are their Block and Lot numbers as shown on the 1989 Tax Maps of the Township of Montclair:

<u>Location</u>	<u>Block - Lot #</u>
<u>Residences</u>	
35 Afterglow Way, Casa Deldra	302 - 21
109 Alexander Avenue (1815)	3802 - 20
764 Bloomfield Avenue (1767)	304 - 15
40 Bradford Avenue, Frederick W. Mayes House (c. 1910)	702 - 1
18 Brunswick Road	2401 - 4
29 Cedar Street (c. 1875)	2903 - 31
103 Chestnut Street (c. 1875)	2305 - 4
56 Christopher Street (1887)	3310 - 24
275 Claremont Avenue, George A. Miller House	1508 - 20
190 Cooper Avenue, Marsellis House	2606 - 26
4 Duryea Road, C.H. Huestis House (1888)	3602 - 16
68 Eagle Rock Way	1103 - 9
10 Euclid Place, Sadler Place (c. 1860)	4404 - 19
75 Gates Avenue, Allyn Wight House	2110 - 6
228 Grove Street, Melcher House (19th C.)	4403 - 31
340 Highland Avenue, Greenough House (1897)	703 - 4
11 James Street (c. 1875)	2306 - 3
32 Llewellyn Road, W. I. Lincoln Adams House (1907)	2101 - 36
84 Llewellyn Road, Haskell's Bloomfield Villa	1208 - 11
50 Lloyd Road, Eastward	302 - 13
53 Lloyd Road	304 - 2
80 Lloyd Road	302 - 7
120 Lloyd Road, Highwall (1928)	201 - 11
75 Midland Avenue, Dr. John R. Mott House (1899)	2307 - 13
87 Midland Avenue, M.F. Reading House	2307 - 1
111 No. Fullerton Avenue, Joseph Lamb Birthplace (1885)	3301 - 16
30 No. Mountain Avenue, Charles Shultz House (1892)	1401 - 2
118 No. Mountain Avenue, Lucy Stone House (c. 1852)	1503 - 11
128 No. Mountain Avenue, Egbert Farm	1503 - 7
303 No. Mountain Avenue, Lambie Concrete House (1912)	1707 - 7
208 No. Mountain Avenue, Henry Fenn House	1602 - 8
40 Northview Avenue, S.C. Smith House	2604 - 12

135 Norwood Avenue (1913)	2703 - 17
166 Orange Road, Nason House (1865)	2104 - 16
51 Park Street, A. A. Sigler House (1870)	2309 - 4
56 Park Street, Frederick J. Drescher House (1890)	2307 - 8
147 Park Street	2408 - 26
152 Park Street (1907)	2407 - 30
345 Park Street, Joseph Bardsley House	3505 - 55
387 Park Street, A.J. Varno House (1881)	3507 - 1
580 Park Street, Von Schmid House	2804 - 39
44 Pleasant Avenue (1906)	2903 - 20
18 Princeton Place, Archery H. Loomis House (c. 1908)	1707 - 12
10 Rockledge Road, J.M. Chapman House	402 - 4
33-35 So. Fullerton Avenue, Ira Crane House (1840)	3106 - 15
99 So. Fullerton Avenue, Red Gables	2110 - 1
41 So. Mountain Avenue, Elizabeth De Luce House (1887)	1406 - 28
190 So. Mountain Avenue (1922)	104 - 17
239 So. Mountain Avenue (1916)	1102 - 5
7 So. Mountain Terrace (1929)	203 - 12
4 Stonebridge Road, Edmund Burk Osborne House (1909)	1102 - 32
21 Stonebridge Road	2001 - 19
60 Undercliff Road, Stone Eagles	101 - 11
207 Union Street, Mulford House	204 - 2
185 Valley Road (1850)	1513 - 1
471 Valley Road, Garrabrandt House (1785)	2504 - 41
798 Valley Road, James S. King Residence (1800)	803 - 53
848 Valley Road, Van Reyper/Bond House (1872)	1005 - 8
67 Warren Place	1209 - 11
97 Warren Place	1206 - 12
83 Watchung Avenue, House That Lives	2502 - 3
149 Watchung Avenue, Interest Manor (1723)	3409 - 8
17 Wayside Place, Frank Goodwillie House	1102 - 49
52 Wayside Place	1102 - 39
155 Wildwood Avenue, The Anchorage	2607 - 12

Religious Buildings

Former Baptist Church (Now: Masonic Temple)(1890)	
23 South Fullerton Avenue	3106 - 18
Central Presbyterian Church, 46 Park Street	2308 - 4
Christian Union Congregational Church, 176 Cooper Avenue	2606 - 23
Congregational Church, 42 S. Fullerton Avenue	2203 - 9
First Baptist Church (1911), Church Street and Trinity Place	2205 - 1
First Methodist Episcopal Church, 24 No. Fullerton Avenue	2212 - 6
St. James Episcopal Church (1878; c. 1919) (Cliffside Chapel)	
583 Valley Road	2604 - 1
St. Luke's Church, 69 S. Fullerton Avenue	2111 - 1,14
Tegakwita Hall (1899), Munn Street and Cottage Place	2309 - 9

Public/Commercial Buildings

Bradner's Pharmacy, 33 Watchung Plaza	3402 - 4
Carnegie Library, Church Street at Valley Road	2208 - 19
Chestnut Street School (1890-91), 65 Chestnut Street	3302 - 11
Cliffside Hose #4, 588 Valley Road	1711 - 31
Israel Crane House (19th Century), 110 Orange Road	1304 - 12
Free Public Library, Upper Montclair Branch, 185 Bellevue Avenue	2602 - 22
Montclair Art Museum, 3 South Mountain Avenue	304 - 11
Munn Tavern (1802-08), 17 Valley Road	2208 - 20
Post Office Building, Upper Montclair, 242 - 244 Bellevue Avenue	1711 - 35
Presby Memorial Iris Gardens Horticultural Center, 474 Upper Mountain Avenue (1922-1927)	802 - 27
Railroad Station, 275 Bellevue Avenue, Upper Montclair (1892)	2601 - 11
Railroad Station, Park Street at Watchung Avenue (1903-1904)	3403 - 1
Railroad Station, Bloomfield Avenue at Lackawanna Plaza (1913)	3213 - 2
Railroad Station 451 Upper Mountain Avenue (1893)	1801 - 54

C. OTHER SIGNIFICANT DISTRICTS AND SITES:

There are areas located in the Township of Montclair which, although not already designated as historic districts or sites on either the New Jersey State or National Registers of Historic Places, are indeed worthy of such designation because of their unique architectural heritage.

1. *The Central Business District (CBD)*: Located generally along Bloomfield Avenue, documentation of this area has already been completed as part of the 1980-1982 Cultural Resource Survey of Montclair, which found the CBD to contain numerous examples of significant architecture and ornament.

2. *Miscellaneous Properties and Districts*: The following properties and districts, while not yet listed on either the New Jersey State or National Registers of Historic Places, have been officially adjudged to possess significant historical and cultural value, and for which the provisions of this Element shall also apply:

Immaculate Conception Church, 36 N. Fullerton Avenue (Block 2212, Lot # 5)
(Determination of Eligibility for Listing on the National and State Registers of
Historic Places: July 22, 1988);

Montclair Railroad Station Historic District (Determination of Eligibility: 10/14/77);

Montclair Working Class Housing Historic District (SHPO Opinion: 12/20/88).

It is in the best interests of the Township to seek designation of some portion of the CBD as a historic district in order to preserve its architectural features and integrity. In addition, it is in the best interests of the Township to preserve those areas which, although they have not officially been entered on the State or National Registers of Historic Places, have been recognized by appropriate authorities as possessing historic, aesthetic, cultural, or other significance.

V. DESIGN CRITERIA FOR PROPERTIES DESIGNATED AS HISTORIC OR LYING WITHIN DESIGNATED HISTORIC DISTRICTS.

In assessing the design of any proposed addition to or alteration of a structure located within a historic district or listed on the National or State Registers, or any new construction on property occupied by a historic structure or within a historic district, the Township, or any special historic preservation commission established by it, shall consider the following design criteria:

- A. **HEIGHT.** The height of the proposed structure shall be visually compatible with adjacent buildings.
- B. **PROPORTION OF THE FACADE.** The relationship of the width of the building to the height of the front elevation shall be visually compatible with adjacent buildings and places.
- C. **PROPORTION OF THE OPENINGS.** The relationship of the width of windows to the height of windows in a building shall be visually compatible with adjacent buildings and places.
- D. **RHYTHM OF SOLIDS.** The relationship of solids to voids in the facade of a building shall be visually compatible with adjacent buildings and places.
- E. **RHYTHM OF SPACING.** The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with adjacent buildings and places.
- F. **RHYTHM OF ENTRANCES.** The relationship of entrances and porches to the street shall be visually compatible to adjacent buildings and places.
- G. **RELATIONSHIP OF MATERIALS.** The relationship of materials, texture and tone of the facade and roof of a building shall be visually compatible with the predominate materials used in adjacent buildings.

H. ROOF. The roof shape of building shall be visually compatible with adjacent buildings.

I. CONTINUITY OF WALLS. Walls and open fencing shall maintain visual compatibility with adjacent buildings and places.

J. SCALE. The size of a building mass in relation to open spaces, window and door openings, porches and balconies, shall be visually compatible with adjacent buildings and places.

K. DIRECTIONAL EXPRESSION. A building shall be visually compatible with adjacent buildings and places in its directional character, whether this be vertical, horizontal, or non-directional.

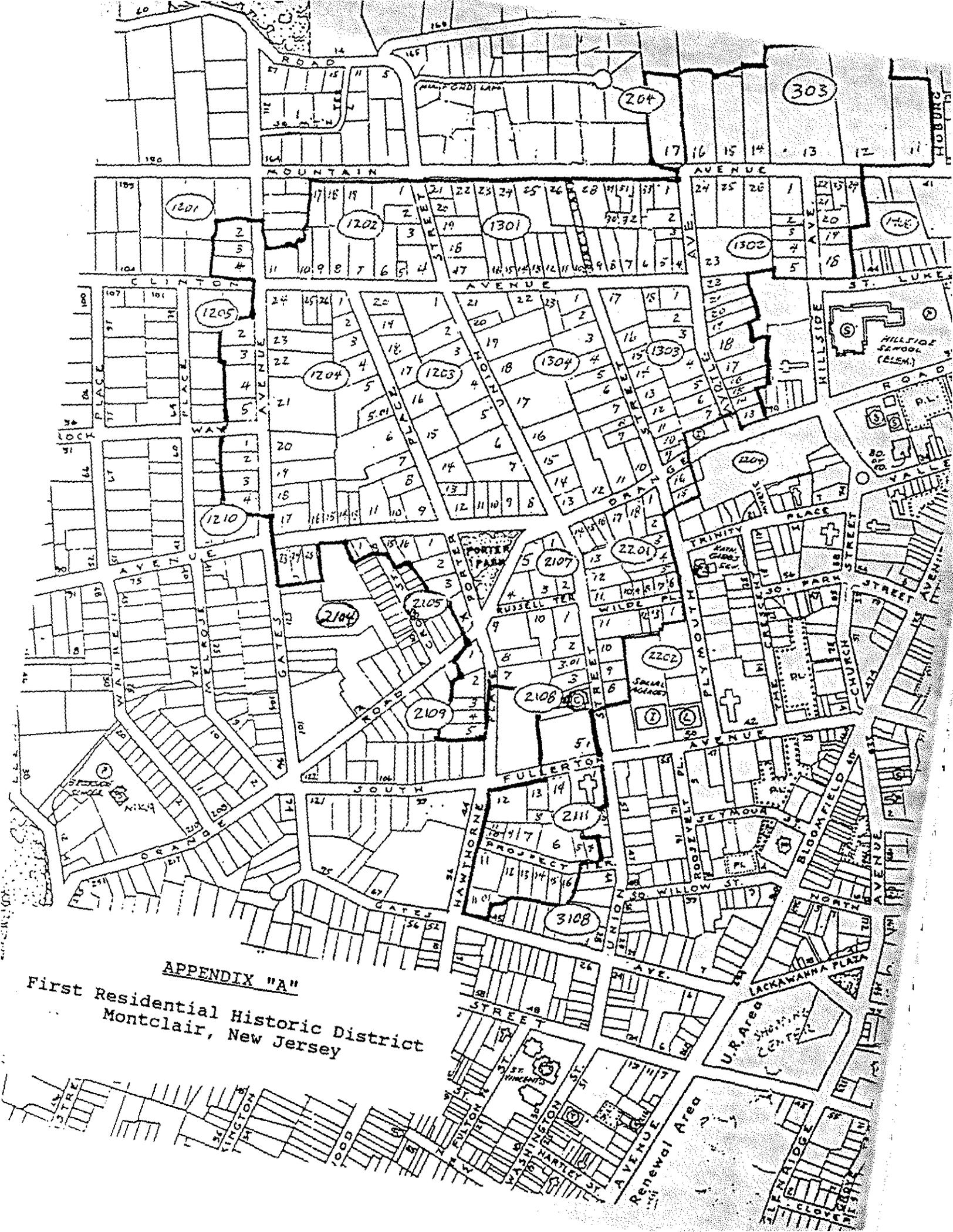
L. WINDOWS. The type of glazing and muntin used in windows and doors shall be visually compatible with adjacent buildings.

M. SIDEWALKS. Original bluestone or slate sidewalks should be preserved where possible, and, if replacement is required for the health and safety of pedestrians, replacement materials should duplicate as closely as possible the materials originally used to pave the site.

VI. HISTORIC PRESERVATION ORDINANCE; COMMISSION:

In furtherance of the purposes and intent of this Planning Element, a comprehensive historic preservation ordinance shall be adopted by the Township which shall provide review and regulation of any additions or alterations to, demolition of, or other development of any individually listed historic properties and any properties lying within districts currently designated as historic, or any properties or districts which may be so designated in the future.

Furthermore, the Township shall create a special historic preservation commission which shall review and decide applications which come before it under the provisions of the preservation ordinance. This commission shall include a significant percentage individuals who are knowledgeable in areas of local history and development, architectural history or historic preservation. The commission's composition, structure, powers and duties shall be delineated in the Township's historic preservation ordinance.



APPENDIX "A"

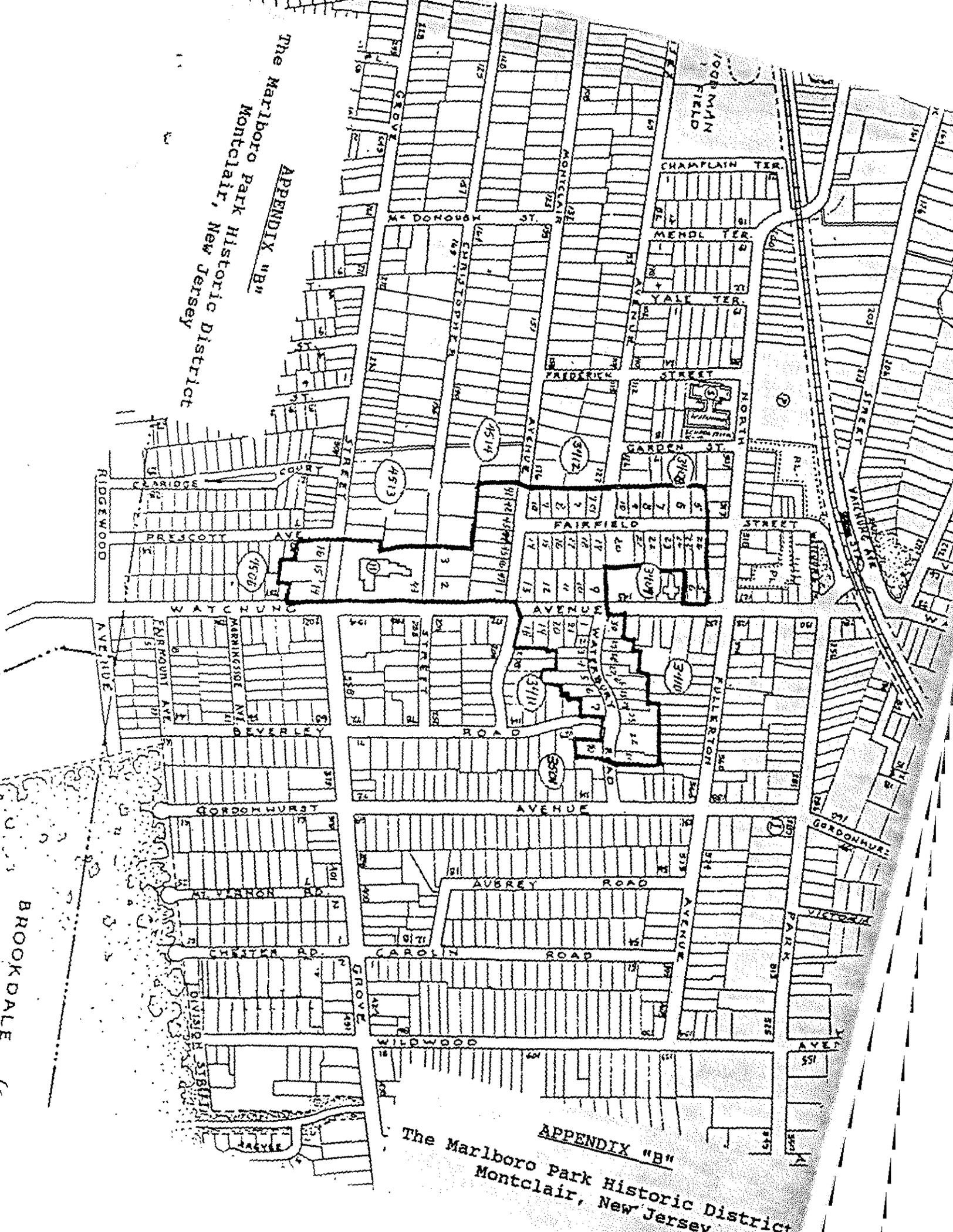
**First Residential Historic District
Montclair, New Jersey**

U.R. Area Shopping Center

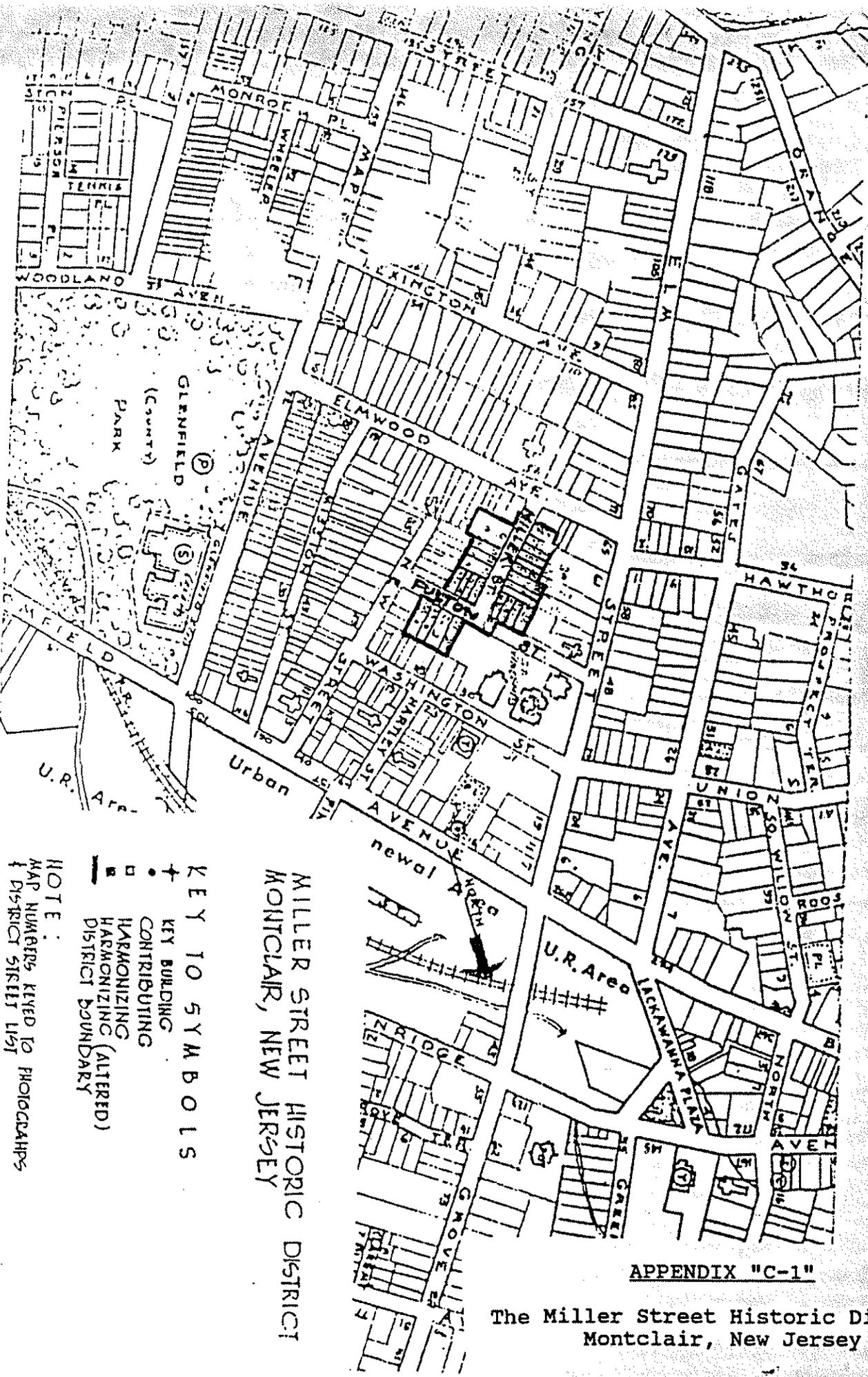
Renewal Area

U.S. 208

The Marlboro Park Historic District
Montclair, New Jersey
APPENDIX "B"



APPENDIX "B"
The Marlboro Park Historic District
Montclair, New Jersey



MILLER STREET HISTORIC DISTRICT
 MONTCLAIR, NEW JERSEY

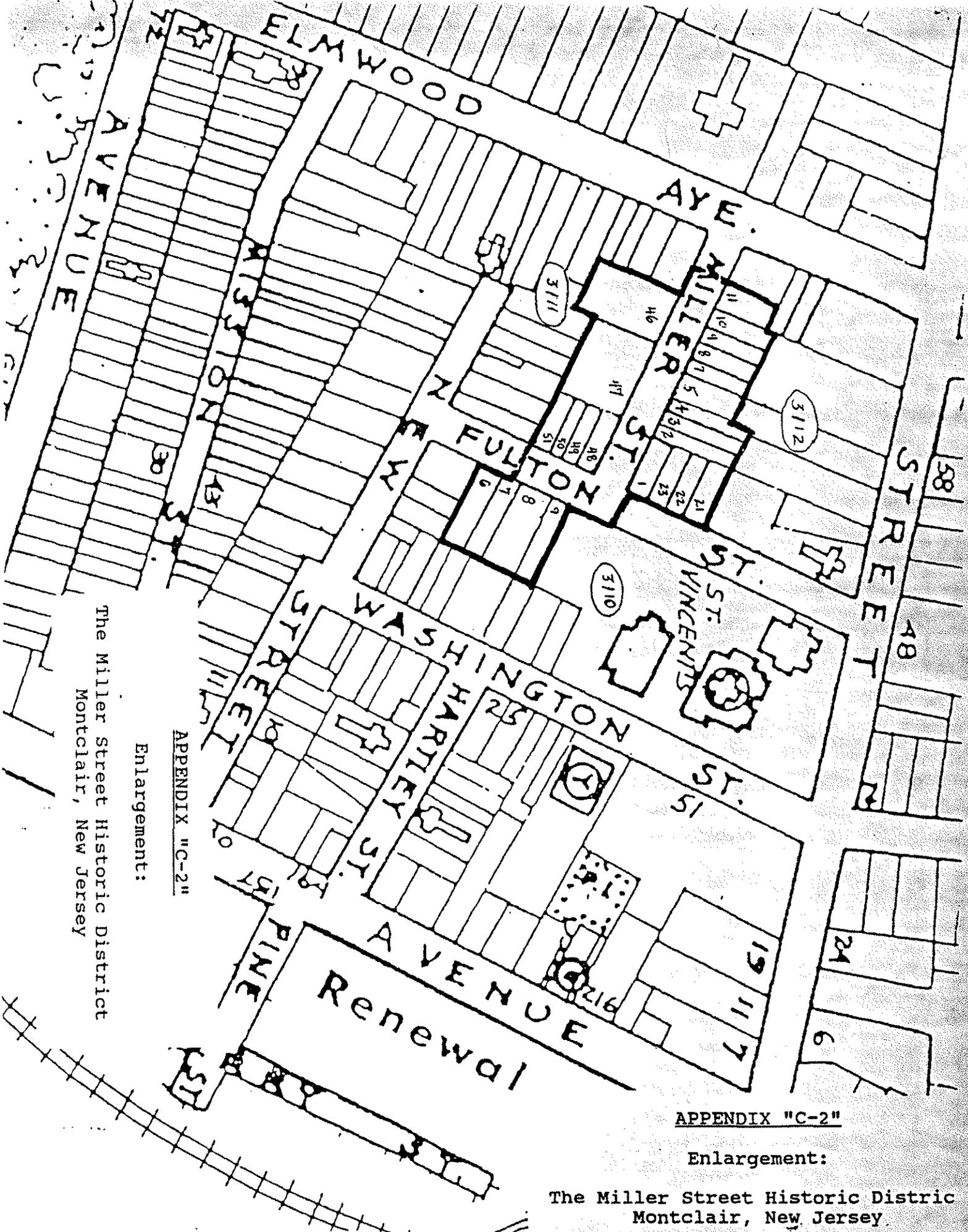
KEY TO SYMBOLS

- † KEY BUILDING
- CONTRIBUTING
- ◻ HARMONIZING
- ◻ HARMONIZING (ALTERED)
- DISTRICT BOUNDARY

NOTE:
 MAP NUMBERS KEYED TO PHOTOGRAPHS
 † DISTRICT STREET LIST

APPENDIX "C-1"

The Miller Street Historic District
 Montclair, New Jersey



APPENDIX "C-2"
Enlargement:

The Miller Street Historic District
Montclair, New Jersey

APPENDIX "C-2"

Enlargement:

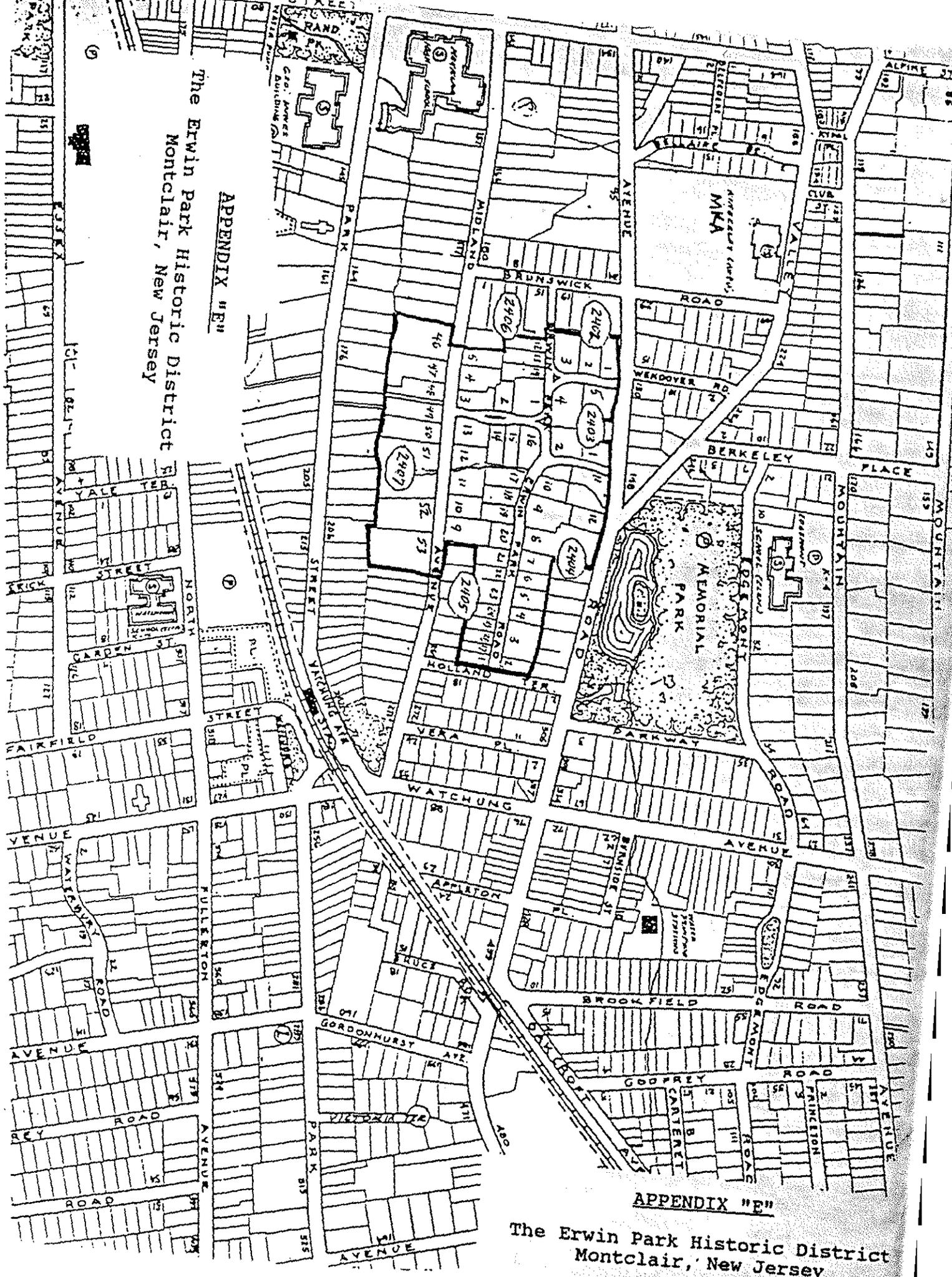
The Miller Street Historic District
Montclair, New Jersey



EDAR

APPENDIX "D"

Mountain Historic District
Montclair, New Jersey



The Erwin Park Historic District
Montclair, New Jersey

APPENDIX "E"

APPENDIX "E"

The Erwin Park Historic District
Montclair, New Jersey