Township of Montclair

Watchung Plaza Historic Business District Nomination Report

September 2012

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Cultural Resource Consultants

Township of Montclair

Watchung Plaza
Historic Business District
Nomination Report

By

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Date: September 28, 2012

EXECUTIVE SUMMARY

The Township of Montclair Historic Preservation Commission (HPC) was created by ordinance in June 1994. The HPC is charged with accomplishing the protection, enhancement, and perpetuation of especially noteworthy examples or elements of the Township's environment. The HPC's powers include the designation of buildings, structures, objects, sites, and districts in Montclair as historic.

This report was prepared in accordance with **Montclair Code Section 347-135B(1)**, which outlines the required contents of any nomination report. This report contains information on the history of the proposed Watchung Plaza Historic Business District, its historical and architectural significance, and descriptions and photographs of buildings located therein.

The Watchung Plaza Historic Business District includes the Watchung Avenue Station, Watchung Plaza Park and Watchung Park, and commercial properties on Watchung Avenue, Watchung Plaza, and Fairfield Street. The district is historically significant as an early twentieth-century neighborhood shopping area and transportation center, and for the notable role that local citizens, organized as the Watchung Improvement Association, assumed in its planning and development. The district has additional significance in the area of architecture for its English cottage-style commercial buildings and for associations with architects Clifford C. Wendehack and Arthur Ramhurst.

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1.0 INTRODUCTION

The Township of Montclair Historic Preservation Commission (HPC) was created by ordinance in June 1994. The HPC 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.

This report has been prepared in accordance with **Montclair Code Section 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 Business 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
Ira Smith, Chair
Denis Orloff, Vice Chair
Andrew Hageman
Diane Scotland
Stephen Rooney
Debra David
Christina Mayer
Meagan Hopper

Richard Grubb & Associates, Inc. (RGA) prepared this nomination report for the Montclair Historic Preservation Commission. The project was funded by a Certified Local Government Grant-in-Aid from the New Jersey Historic Preservation Fund.

RGA would like to acknowledge the following individuals and organizations for their assistance in the completion of this report: Janice Talley and Barton Ross, Montclair Department of Planning and Community Development; Ira Smith, Montclair Historic Preservation Commission; Jane Mitchell

Eliasof and Angelica Diggs, Montclair Historical Society; Bill Fisher, Montclair Public Library; the New Jersey Historical Society; and the Charles C. Cummings New Jersey Information Center, Newark Public Library.

2.0 HISTORIC CONTEXT

The Watchung Plaza Historic Business District was developed between 1900 and 1930 as a neighborhood shopping center to serve the Watchung section of Montclair. Its history is tied to the Watchung Avenue Station of the Erie Railroad (later NJ Transit), and its development was guided in large part by the Watchung Improvement Association, a group of Montclair residents who sought appropriate and attractive development around the Watchung Avenue Station.

The Montclair Railroad and Watchung Avenue Station[1]

Development of the Watchung Plaza Historic Business District began during the early twentieth century, but its origins date back to 1868, when the Montclair Railroad was chartered to provide Montclair residents with a direct link to New York City. Construction of the line was funded by municipal bonds from the newly formed Township of Montclair, which was created out of West Bloomfield Township in the same year. By 1873, the line had expanded north to the New York state line at Greenwood Lake and, after the financial panic of the same year, was reorganized several times before falling under the ownership of the Erie Railroad (Heritage Studies, Inc. 1981b:64-65; Price 1986:8-11).

The Montclair Railroad constructed four passenger stations in the township between Bloomfield Avenue and the Passaic County border, including one southwest of the Park Street/Watchung Avenue intersection, on the east side of the rail line (see Figures 2.1-2.2; Price 1986:8-11; Scarlett & Scarlett 1889). The stations facilitated residential development in Montclair and the community's eventual transformation into a commuter suburb. In the vicinity of the Watchung Avenue Station, both the Erwin Park and Marlboro Park neighborhoods were developed around the turn of the twentieth century (Kiser 1906; Price 1986; Scarlett & Scarlett 1889).

In 1896, the Erie Railroad leased the former Montclair Railroad, which was then known as the New York & Greenwood Lake Railroad. In the decades that followed, the company made numerous improvements to the line through Montclair. In 1900, the railroad constructed a grade separation at Park Street, depressing the roadway and erecting a through plate girder bridge to carry the rail line overhead (see Figure 2.3; DeLeuw, Cather and Company 1991; Segar 1951a:16). The grade separation necessitated the replacement of the original Watchung Station, which had been located.

[1] This station has been alternately known as the "Watchung Avenue" or "Park Street" station at different periods in its history. Nineteenth-century maps referred to the original station as "Watchung," but the new building erected in 1903-1904 was known as "Park Street" (Kiser 1906; Pidgeon 1881; Robinson 1890; Sanborn Map Company 1907; Scarlett & Scarlett 1889). The Town Commissioners reportedly changed the name back to "Watchung" in 1918 (Segar 1951b:19).

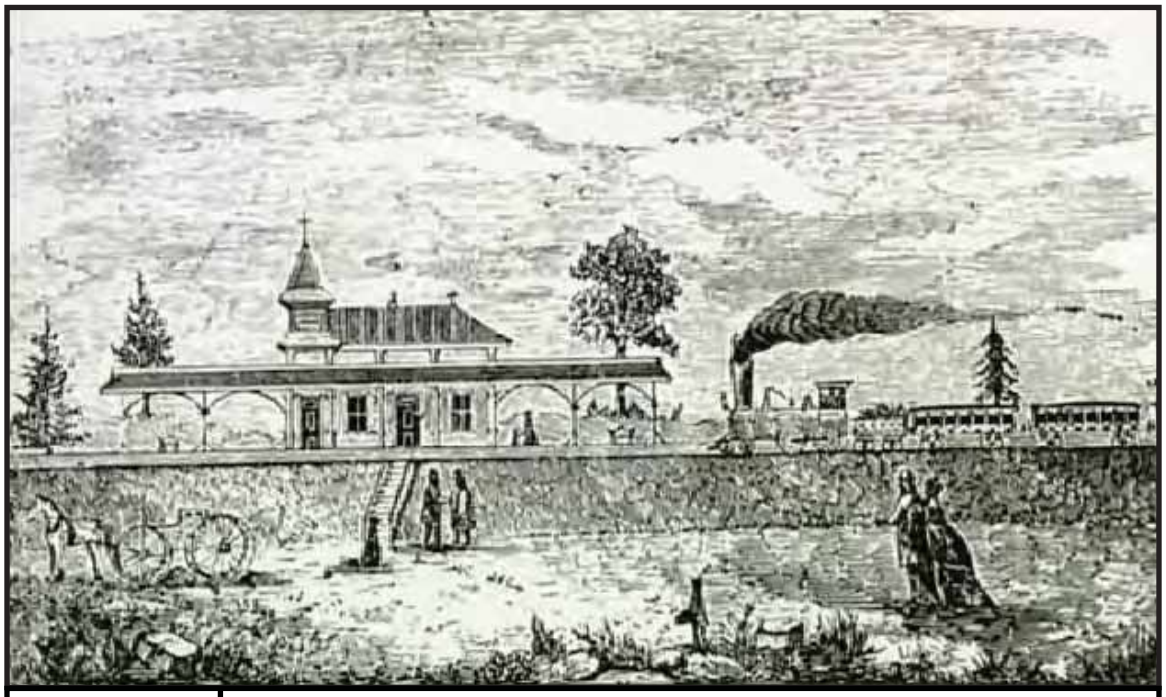

Figure 2.1:

Watchung Station, circa 1875 (from Montclair Public Library Photograph Database). The original Watchung Station was located on the east side of the rail line, near the existing railroad overpass at Park Street.

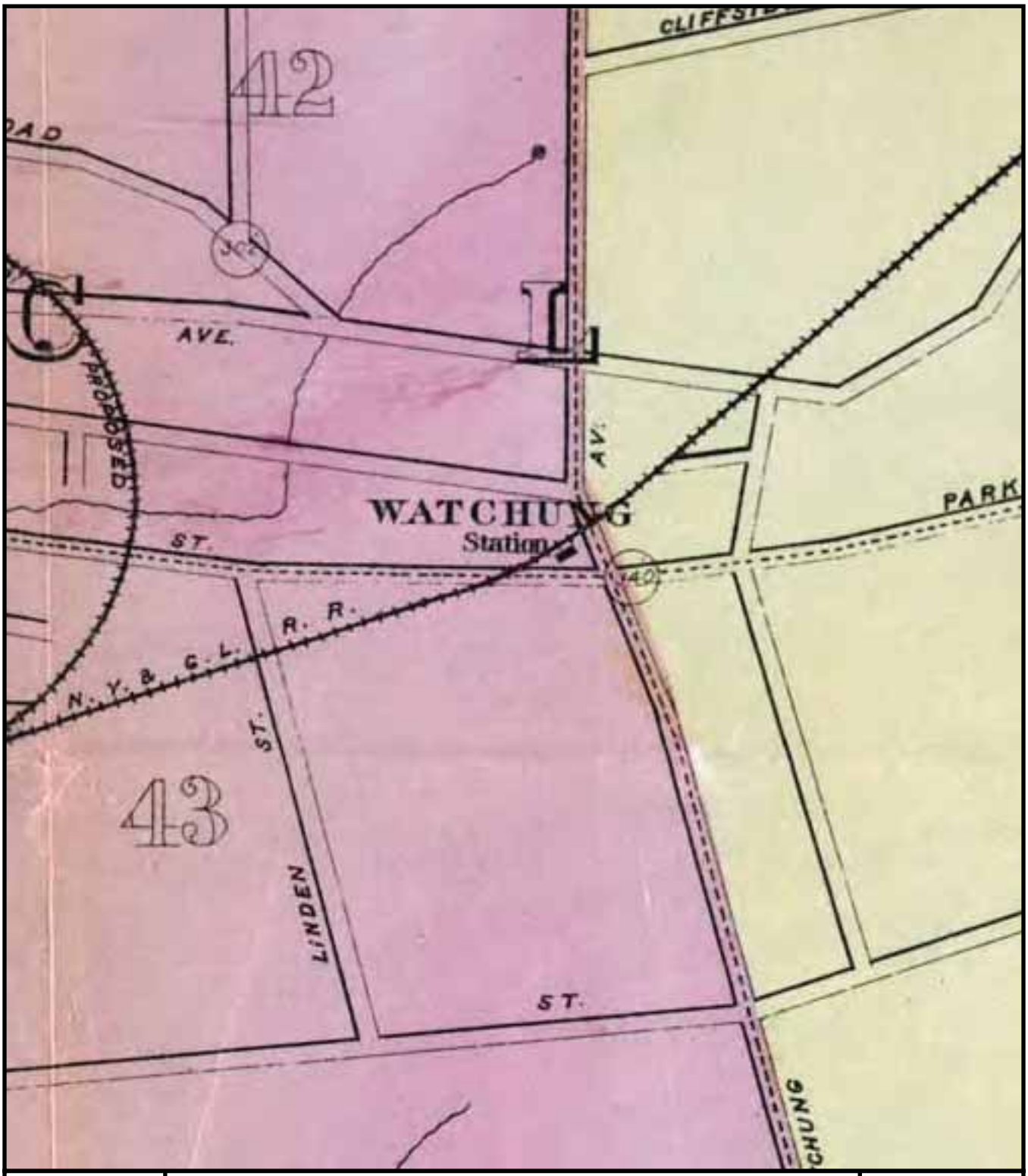

Figure 2.2:

1889 Scarlett & Scarlett, *Map of Bloomfield and Montclair, N.J.*

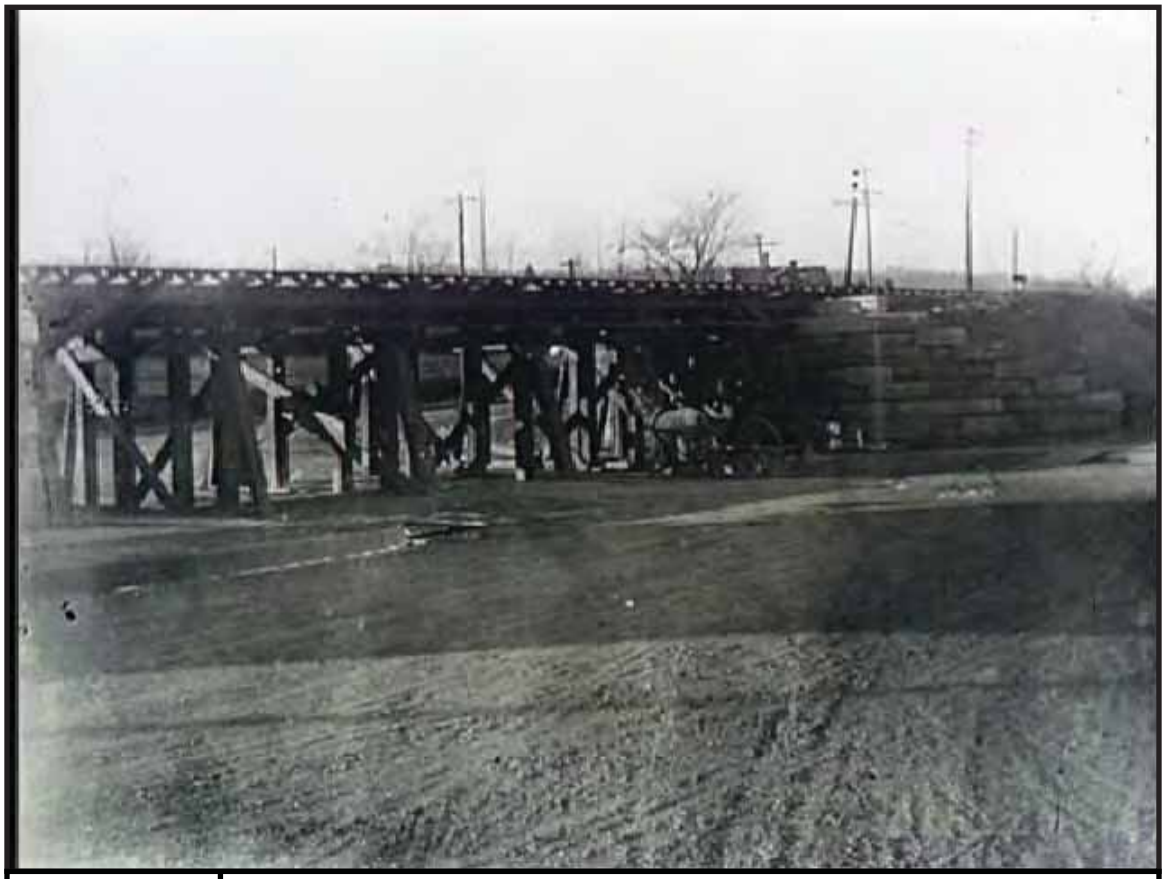

Figure 2.3:

Construction of Erie Railroad grade separation at Park Street/Watchung Avenue (from Montclair Public Library Photograph Database).

immediately northeast of the new bridge. The existing, Queen Anne-style Watchung Avenue Station was erected on the west side of the tracks in 1903-1904 (see Figure 2.4; Heritage Studies, Inc. 1981a; Price 1993:219). A map published in 1906 (see Figure 2.5) illustrates the new station (then known as the Park Street Station), the realignment of Park Street, and the new bridge. It also indicates the sparse development in the area now occupied by Watchung Plaza. Most of the property surrounding the station was then owned by William H. Power, a local businessman (Kiser 1906).

The grade separation project was undertaken during a period of great civic engagement in Montclair. In 1906, the Montclair Civic Association was incorporated, assuming the charter of the earlier Town Improvement Association. The Montclair Civic Association undertook numerous projects to improve the community, including the appointment of a Municipal Art Commission (Adams 1925:754; Siegfried 1916:85-86). The latter group hired noted landscape architect and city planner John Nolen in 1909 to conduct an in-depth study of the community and prepare recommendations for its improvement. Although Nolen discussed the problems with the railroad approaches and rail stations at length, he did not mention the Watchung Avenue Station (Nolen 1909). Presumably this omission was due to the recent improvements in the area, which included the grade separation project and new station building.

In 1906, William and Harry Bennett constructed the first commercial enterprise in the area, an auto garage located at the Watchung Avenue/Park Street intersection east of the railroad (Montclair Tax Assessor 2012; Price and Lee Company 1910, 1914). This building, a concrete block garage with stepped parapet (see Plate 2.1), still stands at 118 Watchung Avenue. On the same parcel, fronting Park Street, a two-story commercial building was erected in 1912 (Montclair Tax Assessor 2012). The 1916 city directory for Montclair includes listings for a barber, grocer, shoemaker, and a confectionery and fruit store at 250-254 Park Street (Price and Lee Company 1916). This building still stands at the northwest corner of the Watchung Avenue and Park Street intersection.

Park Street Station Plaza

The year 1918 was a pivotal one in the development of the area east of Watchung Station. In February, the *Montclair Times* reported:

> The G. & G. Holding Company, a Newark corporation, has acquired of Frank Lord, the southeast corner of Park street and Watchung avenue, Montclair. The plot, which faces the Park street station plaza, has a frontage of 100 feet on Park street and 110 feet on Watchung avenue. The new owner will erect seven modern stores on Park street and a sixteen-family modern apartment house on the Watchung avenue side (Montclair Times, Montclair, New Jersey [MT] 16 February 1918).

Figure 2.4:

Watchung Station, circa 1910 (from Montclair Public Library Photograph Database).

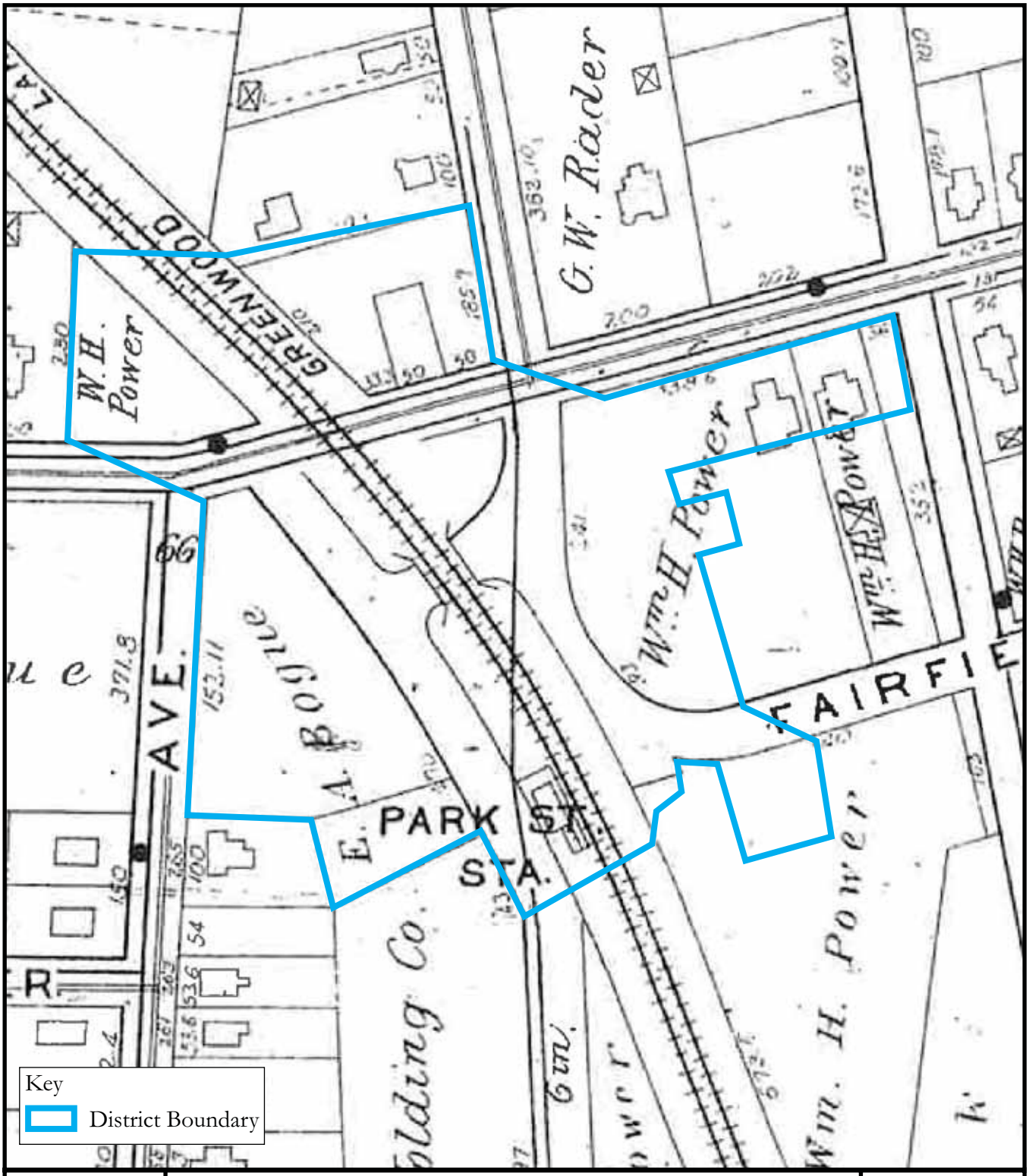

Figure 2.5:

1906 Ellis Kiser, *Atlas of Essex County, New Jersey*.

Feet
0 150

Plate 2.1:

Bennett Garage, 118 Watchung Avenue.
Photo direction: North
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Architect Frank Grad[2] of Newark was hired to design both buildings (*The American Contractor* 23 February 1918:56; MT 16 February 1918).

The proposed development met with considerable opposition from local residents, who had organized by the end of March to offer an alternative vision for the "Park Street Station Plaza." Architect Clifford C. Wendehack, a resident of Upper Montclair, drew designs for the plaza and for a commercial building on its east side, which were reproduced in a circular distributed to residents, town commissioners, and the local press (see Figure 2.6). Wendehack's design included the abandonment of Park Street east of the railroad and south of Watchung Avenue and the creation of a roughly triangular park with a formal design in its place. A new street, Park Place, was proposed along the eastern side of the park. A second park was proposed west of the railroad, between Park Street and Midland Avenue. The plan also provided parking, a pedestrian tunnel at the station's south end, a shelter on the platform east of the tracks, and an arched concrete facade to hide the "unsightly iron girder" carrying the rail line over Watchung Avenue (MT 15 June 1918).

In order to effect the desired improvements, the residents requested that the Montclair Town Commission acquire land around the station. Of particular concern was the parcel east of the station, where the G. & G. Holding Company had already begun construction of the commercial building designed by Grad (MT 6 April 1918). On April 11, 1918, the Commissioners voted to draft an ordinance appropriating $5,500 for the acquision of approximately 13,700 square feet east of the railroad to be "converted into a plaza, which will be paved, and serve as an admirable approach to the Park street station from the east side" (MT 13 April 1918). The appropriation included both the value of the land and compensation to the developers for work already completed on the site (MT 13 April 1918).

Although the acquisition of the land was not formally approved by the Town Commission until mid-May, a series of real estate transactions between Frank Lord and the G. & G. Holding Company transferred the land nearest the station to Lord, who then conveyed the westernmost part of the parcel to the Town of Montclair for creation of the plaza. The G. & G. Holding Company ended up with the property located at the corner of Watchung Avenue and the proposed "Park Place" (Montclair Board of Assessors 1918; Montclair Town Engineer 1932; MT 4 May 1918, 8 June 1918).

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[2] Grad, who completed the designs for the buildings near Watchung Station early in his career, would later become one of New Jersey's most notable architects of the twentieth century, designing many landmark buildings in Newark, including the Center Market Building, High Street Y.M.H.A., Beth Israel Hospital, Mosque Theater, Raymond Commerce Building, and Military Park Garage. The Essex House on Central Park South in New York, an Art Deco skyscraper, was also the work of Grad (Cummings 2004; Lewis Historical Publishing Co. 1913:116-117; New York Times [NYT] 21 January 1968).

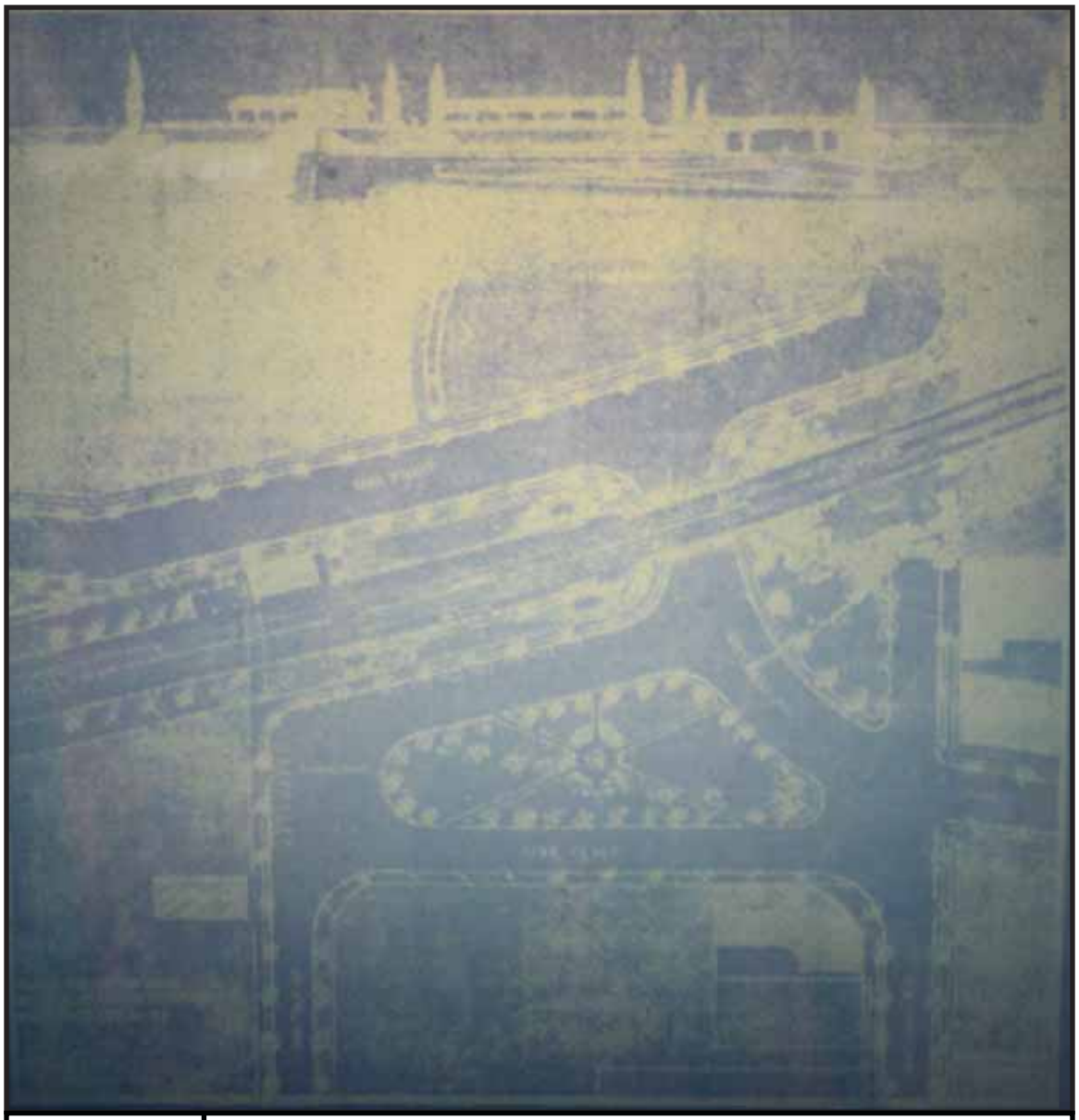

Figure 2.6:

1918 Clifford C. Wendehack, Park Street Station Plaza Plan (from Montclair Times 15 June 1918).

As shown on the 1918 tax map of Montclair (Figure 2.7), Lord retained ownership of the remaining parcels fronting the Plaza. By December, construction of the commercial block was complete:

> A block of new stores has been erected just east of the station. The original plans for the buildings were about as homely as could be imagined. One of the members of the [Watchung Improvement] association, an architect, volunteered at his own expense to redraw these plans along more sightly and artistic lines. The buildings have just been completed and tenants are beginning to move in (MT 14 December 1918).

Wendehack's concept for the building was published in the *Montclair Times* in 1918, and plans and a photograph of the completed project were published in *Architecture* in 1922 and *The American Architect* in 1925 (see Figure 2.8). This Tudor Revival-style building on Watchung Plaza is the only commercial work by the architect documented to date. Wendehack is best known for his residential commissions and designs for golf clubhouses (NYT 16 May 1948). The building is notable for its unusual footprint and curved façade, which take advantage of the corner location, as well as for its cottage-like appearance. Wendehack, who frequently worked in the Tudor Revival style, may have been influenced by Nolen's 1908 plan for Montclair, which included on its pages an illustration of a similar commercial block in Biltmore, North Carolina (see Figure 2.9).

The distinctive appearance of the stores designed by Wendehack served as a blueprint for the style and character of the buildings erected on Watchung Plaza and Watchung Avenue in the years that followed. By 1924, the neighboring building at 39-41 Watchung Plaza had been erected (see Plate 2.2); its front-facing gables and patterned brickwork harmonize with the style of the corner building. The Bradner Pharmacy at 33 Watchung Plaza, built in 1926, is an elegant execution of the Tudor Revival style (see Figure 2.10). Designed by architect Arthur Ramhurst, who worked extensively in Montclair, the Bradner Pharmacy is listed on the National Register of Historic Places (Preservation Montclair 1982:Inv. No. 0713-474). The two-story building at the corner of Watchung Avenue and North Fullerton Avenue also exhibits the influence of the Wendehack design (see Plate 2.3). Built between 1925 and 1929, the building provides an important anchor at the district's east end (Price and Lee Company 1925, 1929).

The period from 1918 to 1929 was one of rapid development on Watchung Plaza and the south side of Watchung Avenue east of Park Street. By 1923, Richard Mockler had acquired the existing two-story frame house at 119 Watchung Avenue and added a one-story storefront, from which he operated a hardware store. The building at 111-115 Watchung Avenue was completed the following year; the Watchung Produce Market, Great A & P Tea Company, Lysaght Bros. butcher shop, and Charles S. Holmes & Co. real estate office were the first tenants (see Figure 2.11; Price and Lee Company 1920, 1923, 1924).

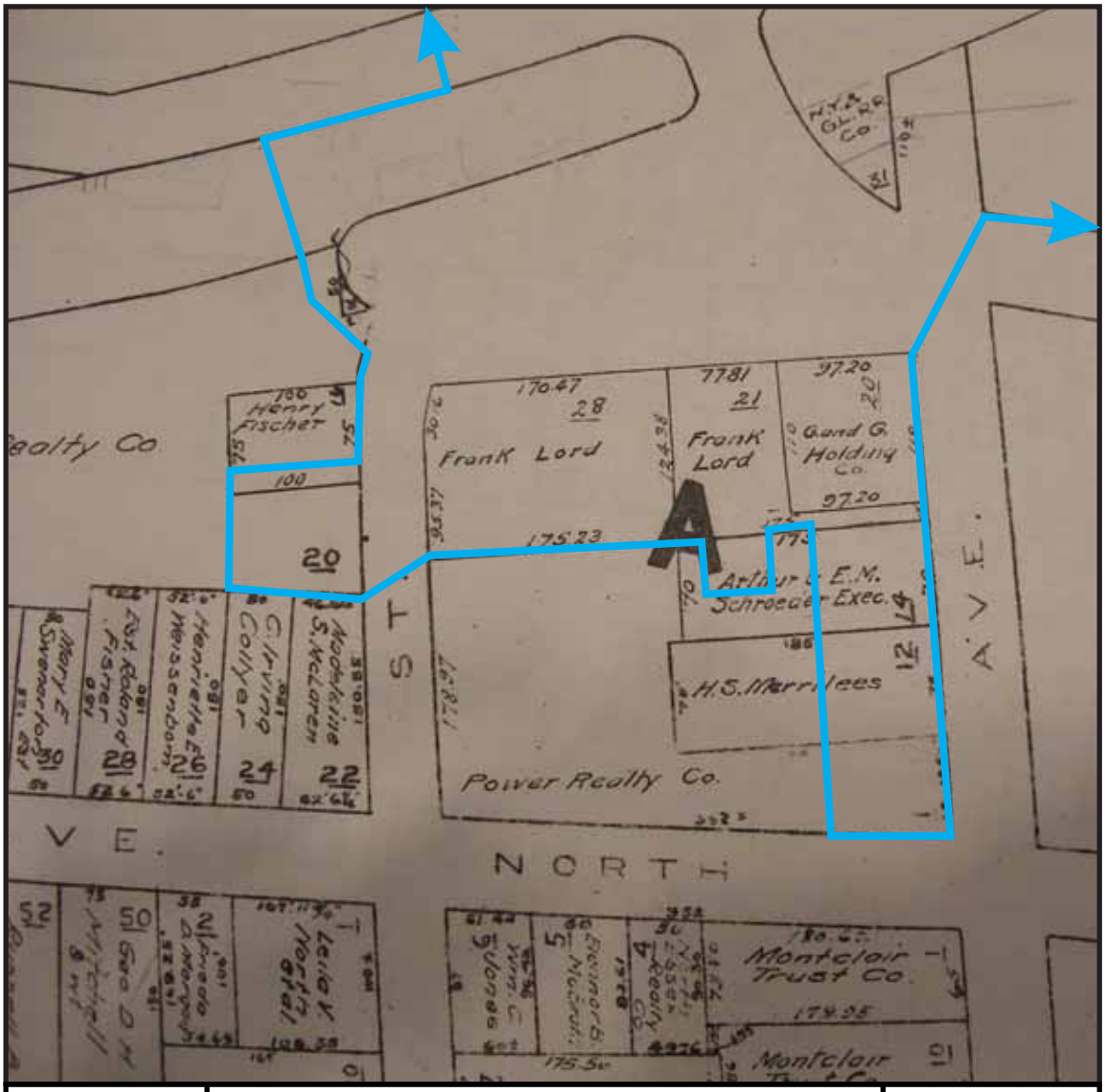

Figure 2.7:

1918 Montclair Board of Assessors, Tax Map, Town of Montclair, N.J.

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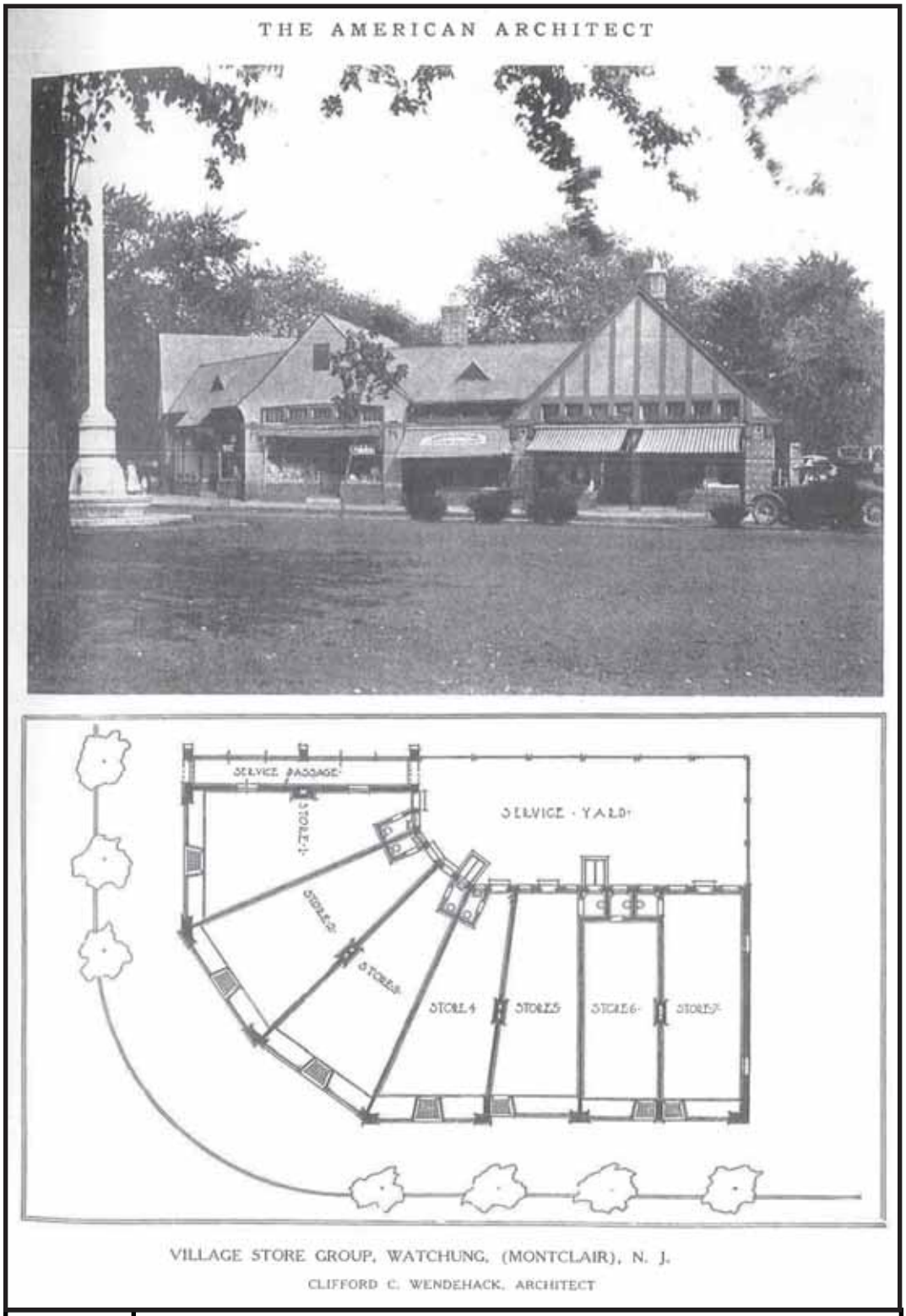


Figure 2.8:

Clifford C. Wendehack, Village Store Group, Watchung (Montclair), N.J. (from The American Architect 1925).

A BUSINESS BLOCK IN BILTMORE, NORTH CAROLINA.
Each building is designed with regard to its neighbor and all "hang together."

Figure 2.9:

A Business Block in Biltmore, North Carolina (from Nolen 1908).

Plate 2.2:

39-41 Watchung Plaza.
Photo direction: East
Date: September 20, 2012
Photographer: Jennifer B. Leynes

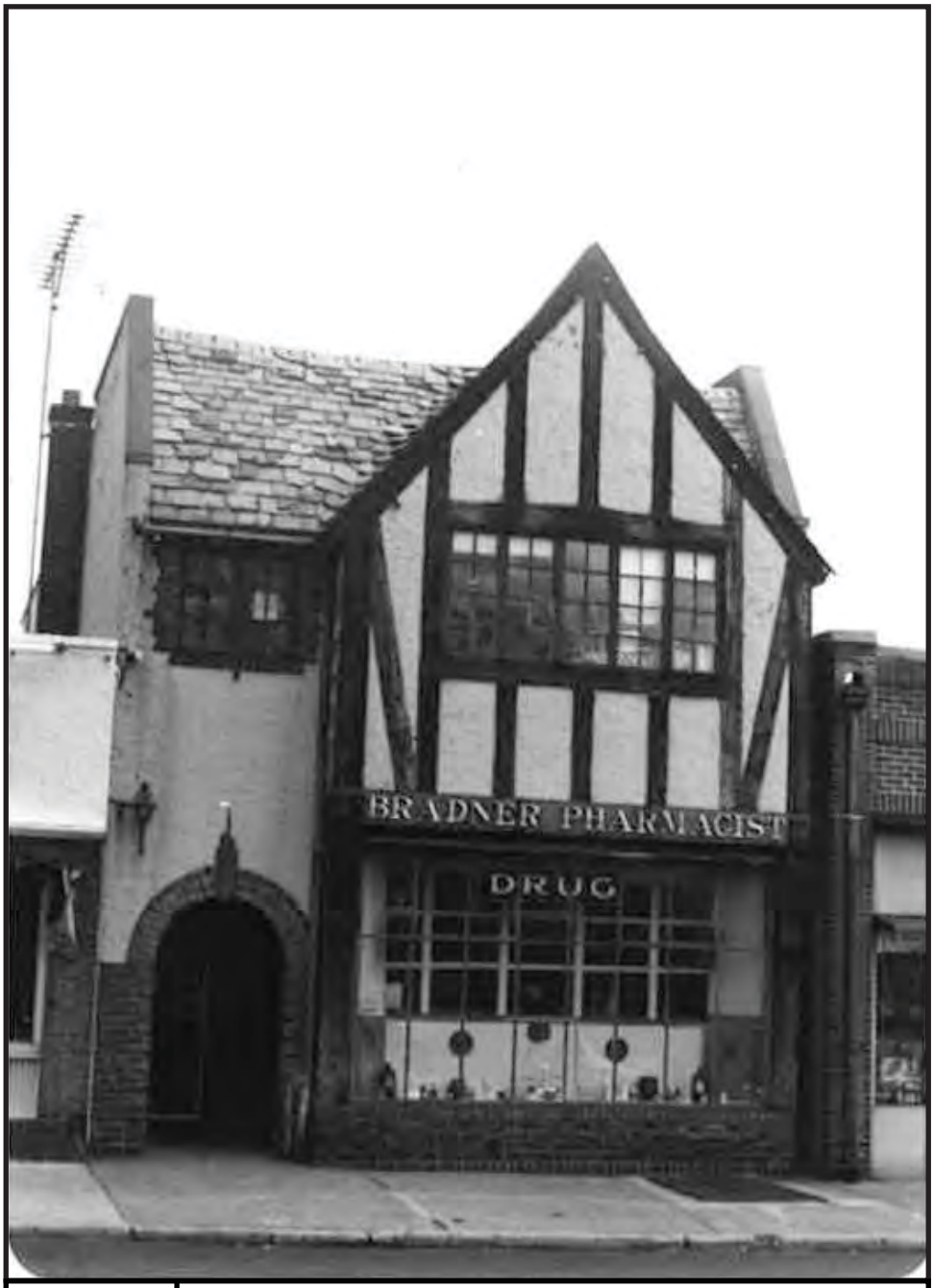
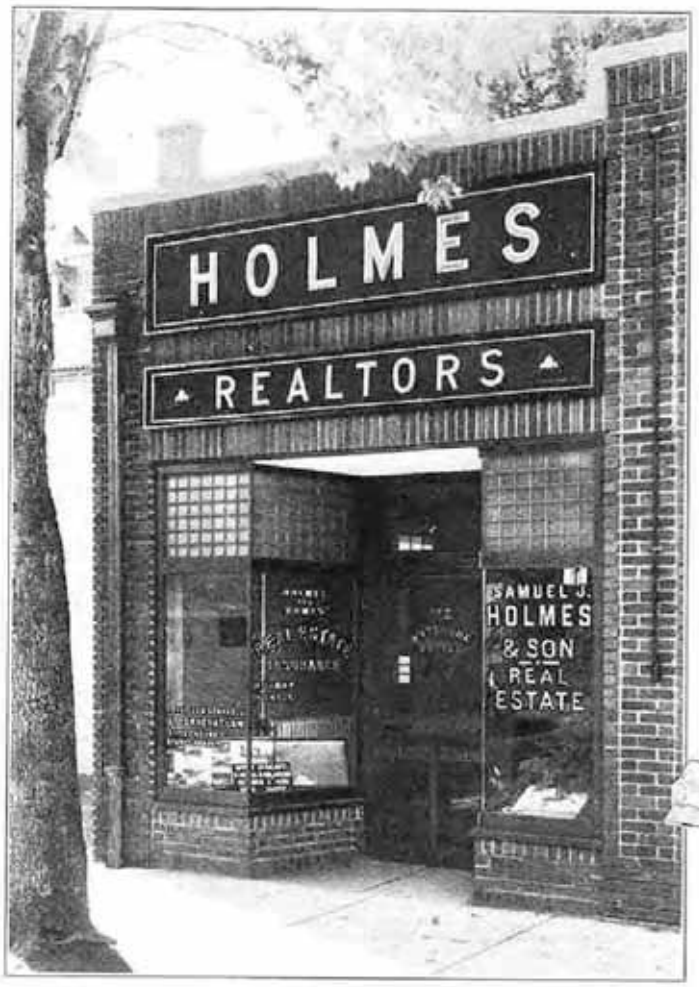


Figure 2.10:

Bradner Pharmacy, circa 1980 (from Preservation Montclair 1982).

Plate 2.3:

127 Watchung Avenue.
Photo direction: Southwest
Date: September 20, 2012
Photographer: Jennifer B. Leynes



Samuel J. Holmes & Son

REALTORS

INSURANCE APPRAISALS NOTARY PUBLIC

115 Watchung Avenue, at Park Street

Near Watchung Plaza and Watchung Avenue Station of Erie Railroad

Montclair, New Jersey

Telephone Montclair 665

Members Montclair Real Estate Board
Also of State and National Organizations
27 Years' Experience in Montclair Realty

(See reverse.)

Figure 2.11:

Holmes Realtors, 115 Watchung Avenue, circa 1925 (from Price and Lee Company 1925).

The remaining buildings on Watchung Plaza were all completed by 1925, including the Montclair National Bank at the corner of Fairfield Street (see Figure 2.12). The building is distinctive in the district for its Colonial Revival-style design by New York architect John J. Jackson. The bank was chartered in August 1922 to operate in the Watchung section of Montclair, indicating the substantial growth of the neighborhood by that date (NYT 5 August 1922). At the opening of the new bank building on Watchung Plaza in June 1925, the *Montclair Times* noted:

> [T]he Watchung station now issues more commutation tickets than any station on the Greenwood Lake division of the Erie Railroad, thus indicating the rapid residential development which has come to this section of the town. Its commercial development has been no less rapid and there are now few busier spots in town during business hours than Watchung plaza (MT 20 June 1925).

Tax maps of Montclair prepared in 1926 and 1928 illustrate the subdivision of property on Watchung Plaza after 1918, as well as the subdivision of lots on Fairfield Street near Watchung Plaza (see Figure 2.13). Several of the property owners during this period operated businesses in the neighborhood for many years: on Watchung Plaza, Robert D. Bradner, Jr. ran a pharmacy and Augusta Sutera owned a barber shop, and on Watchung Avenue, Richard Mockler ran a hardware store (Montclair Board of Assessors 1926, 1928; Price and Lee Company 1923, 1925, 1929, 1933).

Watchung Plaza Park and Watchung Park

The local citizens who had fought the originally planned development around the Watchung Avenue Station organized by June 1918 as the Watchung Improvement Association (MT 15 June 1918). Described as "a kind of rejuvenation of the old Fifth Ward Improvement Association," the Association drew members from the neighborhoods near the station, from Walnut Street on the south to Bellevue Avenue on the north (MT 14 December 1918). Wendehack was a member of the group; in addition to his *pro bono* work on the designs for the Park Street Station Plaza, he also chaired the Schools and Vacant Lands Committee. In 1919, Frank P. Parker, Jr. served as the organization's president; he was succeeded the following year by Joseph Augustus Edward Stewart. A brief history of the Association written by Stewart's granddaughter in 1986 credited him with the "English design" of the stores on Watchung Plaza; however, contemporary sources clearly name Wendehack as the architect. Perhaps Stewart, a designer of textile fabrics and artist, collaborated with Wendehack on the concept (Bull 1986; MT 15 June 1918; NYT 17 September 1943).

The development of parks on both sides of the station was integral to the Association's plans for the Plaza. The plans for Watchung Plaza Park, east of the railroad, featured a central, circular element with radiating walks and plantings at regular intervals around the park's perimeter. Although it is unclear as to what extent the plan was executed, early postcard views of the Plaza, believed to date

Figure 2.12:

Montclair National Bank (from Montclair Public Library Photograph Database).

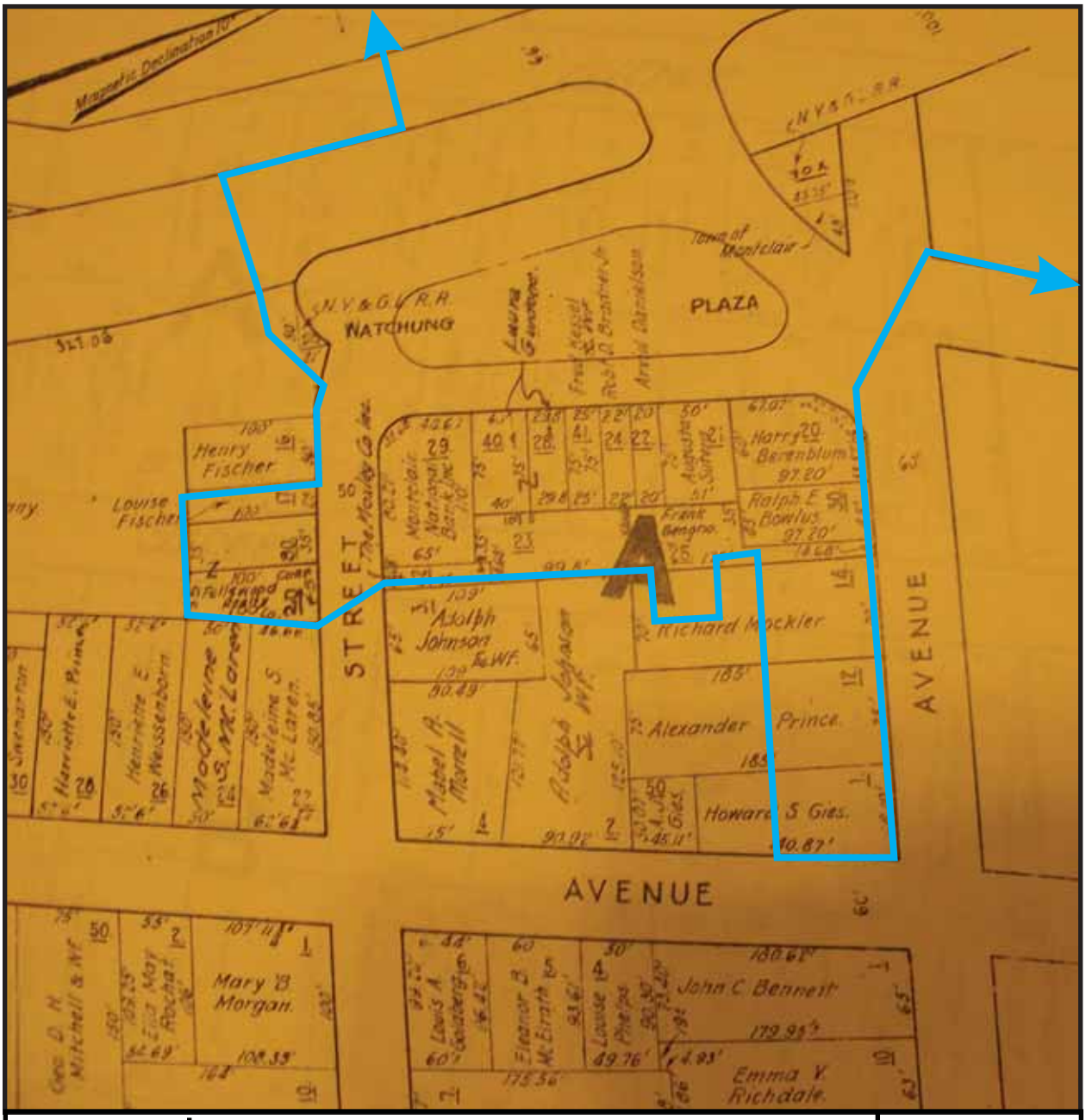


Figure 2.13:

1928 Montclair Board of Assessors, Tax Map, Town of Montclair, N.J.

Feet
0 128

to circa 1930, suggests that a planter was located near the center of the park, and at least two of the radiating walkways were constructed (see Figures 2.14, 2.15).

One of the earliest and most enduring features of the Watchung Plaza Park is the World War I Memorial Flagpole, located in the park's north end near Watchung Avenue (see Figure 2.14). The flagpole was reportedly erected soon after the armistice ending World War I was signed in November 1918 (Bull 1986). It was dedicated in May 1919:

> A conspicuous feature of the [Memorial Day] exercises at Watchung Plaza was the dedication of the flag-staff and raising of a large American flag as a memorial to the soldiers who took part in the war. The money to defray the expense of this tribute was given by the residents of that community, the children of the Watchung School sharing in large measure. The flag pole is in two sections, with a base of stone, giving it a massive and substantial appearance. The flag is a handsome one of pure wool bunting (MT 31 May 1919).

The bronze tablet and eagle on the flagpole's north face, which were designed by Wendehack, were presented to the Town by the Association on Armistice Day in 1920 (see Plate 2.4; Bull 1986; MT 13 November 1920).

West of the railroad, the roughly triangular parcel bounded by Park Street on the east, Watchung Avenue on the north, and Midland Avenue on the west, was acquired by the Association in 1920. This small park was part of the 1918 plan for Park Street Station Plaza and intended to preserve a "proper approach" to the Watchung Avenue Station from the neighborhoods on the west. The Town Commissioners approved acquisition of the land, which was to be known as Watchung Park, in March 1920 (Bull 1986).

Watchung Plaza in the Mid-Twentieth Century

Around 1930, the Watchung Improvement Association and the Montclair Planning Board approached the Erie Railroad regarding improvements to the Watchung Station and Plaza (MT 5 April 1930; Montclair Town Planning Board 1931). The Planning Board published plans for the improvements in 1931, included as Figure 2.15. Central to the plans was the restoration of the original alignments of Park Street and Watchung Avenue. The Planning Board noted the traffic problems created by the grade separation project of 1900, which "seriously impaired" the continuity of traffic on both roadways through the area. In order to restore the alignments, the report recommended "substituting two underpasses for the existing one" and relocating the station to the north (Montclair Town Planning Board 1931). It also included provision for two suburban rapid transit rail lines along the Erie Railroad corridor and construction of a pedestrian tunnel beneath the

Figure 2.14:

Watchung Plaza, circa 1930 (from Collection of Montclair Historical Society).

Figure 2.15:

Postcard of the Plaza at Watchung Station, postmarked 1931 (from Collection of Montclair Historical Society).

Plate 2.4:

World War I Memorial Plaque on Flagpole in Watchung Plaza Park.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

railroad. Additional parking was recommended on both sides of the station, and parkland or open space was recommended in several areas that were already developed, including the south side of Fairfield Street and the north side of Watchung Avenue from Park Street to Midland Avenue. The plans reportedly included recommendations developed and presented to the Board by the Watchung Improvement Association (Montclair Town Planning Board 1931).

Few, if any, of the improvements recommended by the Planning Board were adopted in the years that followed, in particular those related to the railroad. The roadway alignment in the vicinity of the Watchung Avenue Station was not changed, and both the original railroad bridge over Park Street (built 1900) and the Watchung Avenue Station (built 1903-1904) survive to the present. Plans to remove the commercial buildings on the south side of Fairfield Street to create a large parking area were not executed with the exception of the building at 54 Fairfield Street, which was constructed circa 2000 to replace an earlier storefront. Otherwise, all of the commercial buildings on Fairfield Street remain intact. The Watchung Improvement Association was actively involved in the acquisition of land south of Watchung Plaza; a parking lot was constructed on this parcel by 1954, although smaller in size and less formal in design than that proposed in the 1931 plan (MT 5 March 1937; National Environmental Title Research [NETR] 1954).

Similarly, plans to remove existing storefronts on the north side of Watchung Avenue, west of the rail line were not executed. These stores, which were constructed in 1921, survive to the present (Montclair Tax Assessor 2012). The Planning Board's illustration of Watchung Park, with its Y-shaped walking path, reflects current conditions, but it is unclear whether the paths were existing or proposed in 1931.

By 1933, the Watchung Plaza Historic Business District was fully developed. Maps published in 1933 and 1934 (see Figures 2.16 and 2.17) indicate the extent of commercial development around the Watchung Station, with most stores located on Watchung Plaza, Watchung Avenue, and the west end of Fairfield Avenue. The stores provided a wide variety of goods and services to the neighborhood. City directories indicate that the shopping area included 15 grocers and specialty food markets, two bakers, two confectionery shops, and two restaurants. Shops sold hardware, jewelry, gifts, and dry goods. Residents were served by two pharmacists and four laundries/cleaners, as well as a tailor, upholsterer, and shoe repair shop. Women could choose from among four beauty shops, while two barber shops provided services for men. Professional offices were also located in some of the buildings, including several realtors, a dentist, and a doctor. Despite the fact that the nation was in the midst of the Great Depression, the shopping area contained only three vacant stores (Price and Lee Company 1933).

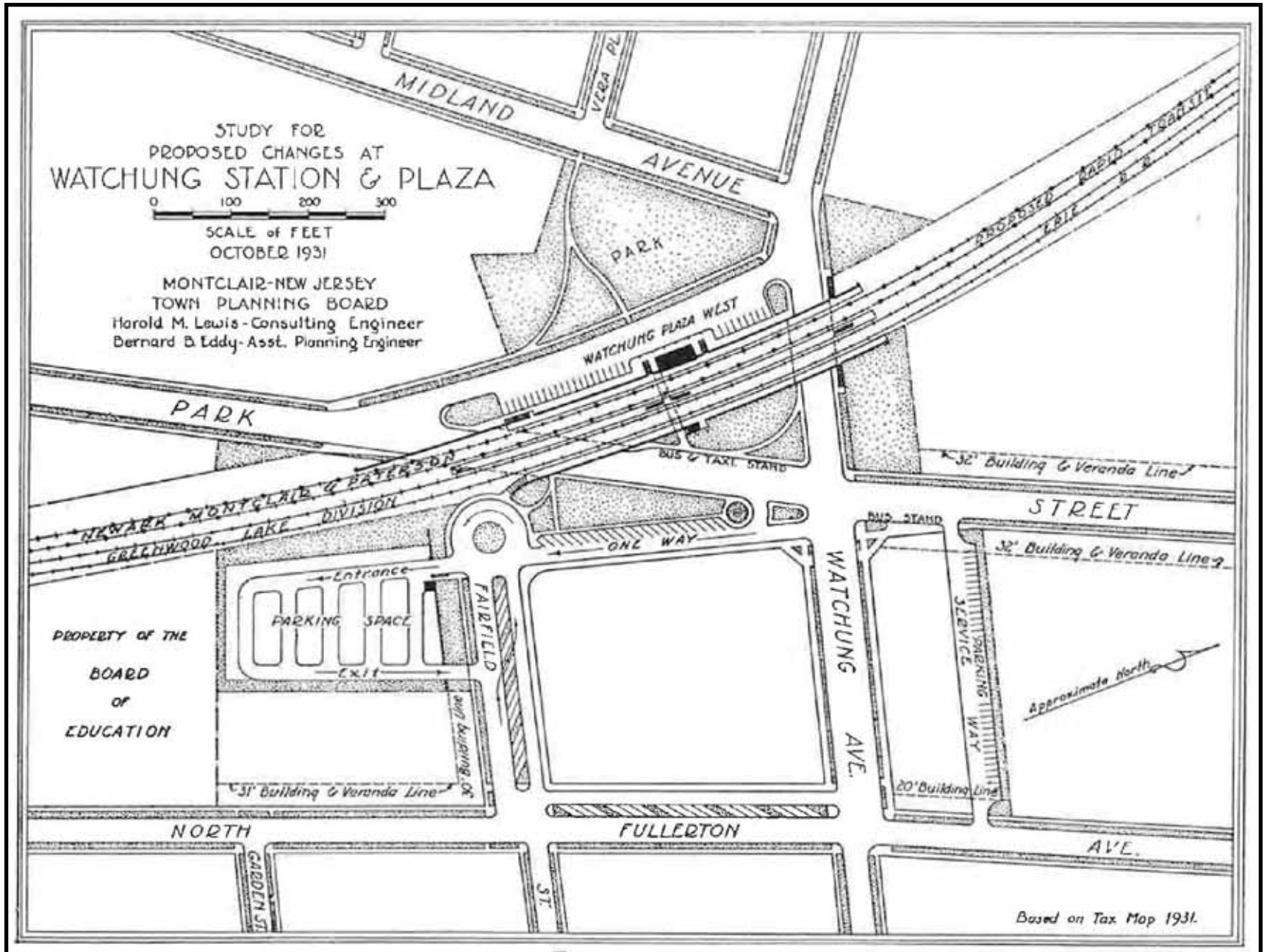


Figure 2.16:

1931 Montclair Town Planning Board, Study for Proposed Changes at Watchung Station & Plaza.

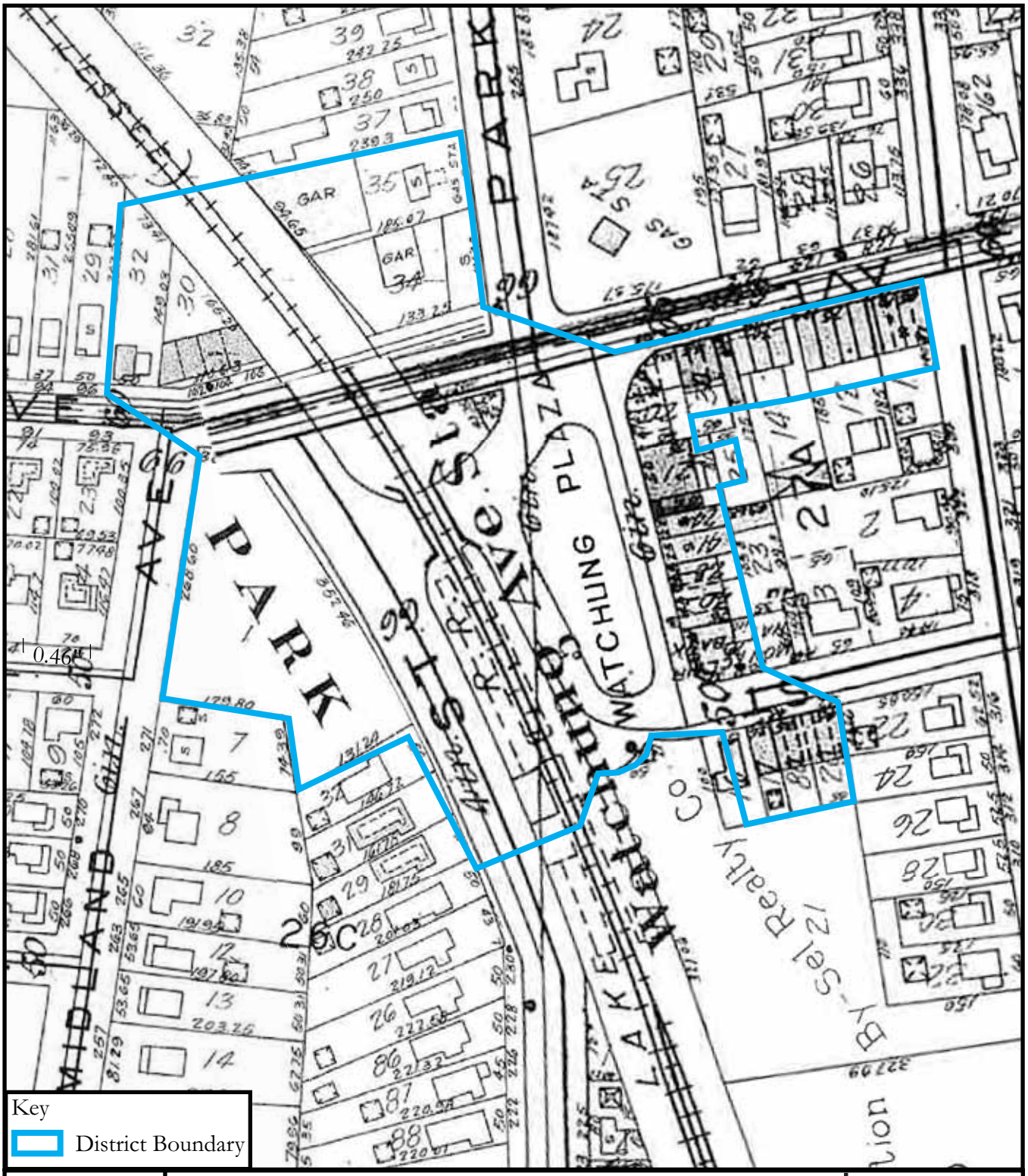


Figure 2.17:

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

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In addition to the stores on Watchung Plaza, Watchung Avenue, and Fairfield Street, an automotive center had emerged at the intersection of Park Street and Watchung Avenue by this time. The Bennett Garage had been operating on Watchung Avenue east of the railroad since 1906, and in 1920 a garage was built on the neighboring parcel at 256 Park Street. Known as the Park Street Garage, the property contained a gas station and office in front and a large concrete block garage in the rear. Both buildings still stand, but the property no longer functions as a gas station. Just outside the historic district, on the opposite side of Park Street, another gas station opened around 1930. The original building was replaced around 1960 by the existing Valero station (Franklin Survey Company 1933; Price and Lee Company 1920; Sanborn Map Company 1934, 1951, 1965).

In 1934, local merchants organized to form Watchung Business Associates. The group's goals were to further the interests of the Watchung section of Montclair and to create "a more intimate social and commercial contact between the members and the general public" (MT 11 May 1934). Richard Mockler, owner of Mockler Hardware on Watchung Avenue, was the first president of the group, which numbered 35 members at the time of its incorporation (MT 11 May 1934). The group remained active through at least 1962 (College High School 1962).

Historic photos and maps illustrate the relative stability of the Watchung Plaza Historic Business District from the completion of the last contributing building, circa 1930, through 1965 (see Figures 2.18-2.21). A comparison of insurance maps from 1934 and 1951 indicates that relatively little change occurred within the district boundaries during this period. An addition to 127 Watchung Avenue was erected during this period; this one-story, one-bay storefront faces North Fullerton Avenue. By comparison, the area outside the district experienced considerable change during the same period, particularly on the north side of Watchung Avenue, where two houses were razed and two new stores erected one at the corner of North Fullerton Avenue and the other at 251 Park Street (Sanborn Map Company 1934, 1951).

Watchung Plaza, circa 1965-present

Although Montclair experienced a decline in real estate values during the 1960s, the continuity of the Watchung Plaza Historic Business District was maintained through the second half of the twentieth century and into the early twenty-first century (Preservation Montclair 1982:30). Insurance maps and aerial photographs from this period indicate that, with the exception of cosmetic changes to storefronts, the existing building stock has remained largely unchanged (Sanborn Map Company 1951, 1965, 1986). One exception is the building at 54 Fairfield Street, which lies just outside the district boundary. A grocery had been established at this location by 1918; however, that building was replaced with the existing Watchung Booksellers in 2001 (Franco 2007; MT 15 June 1918). Although specialty clothing shops, coffeehouses, and upscale restaurants have replaced the grocery

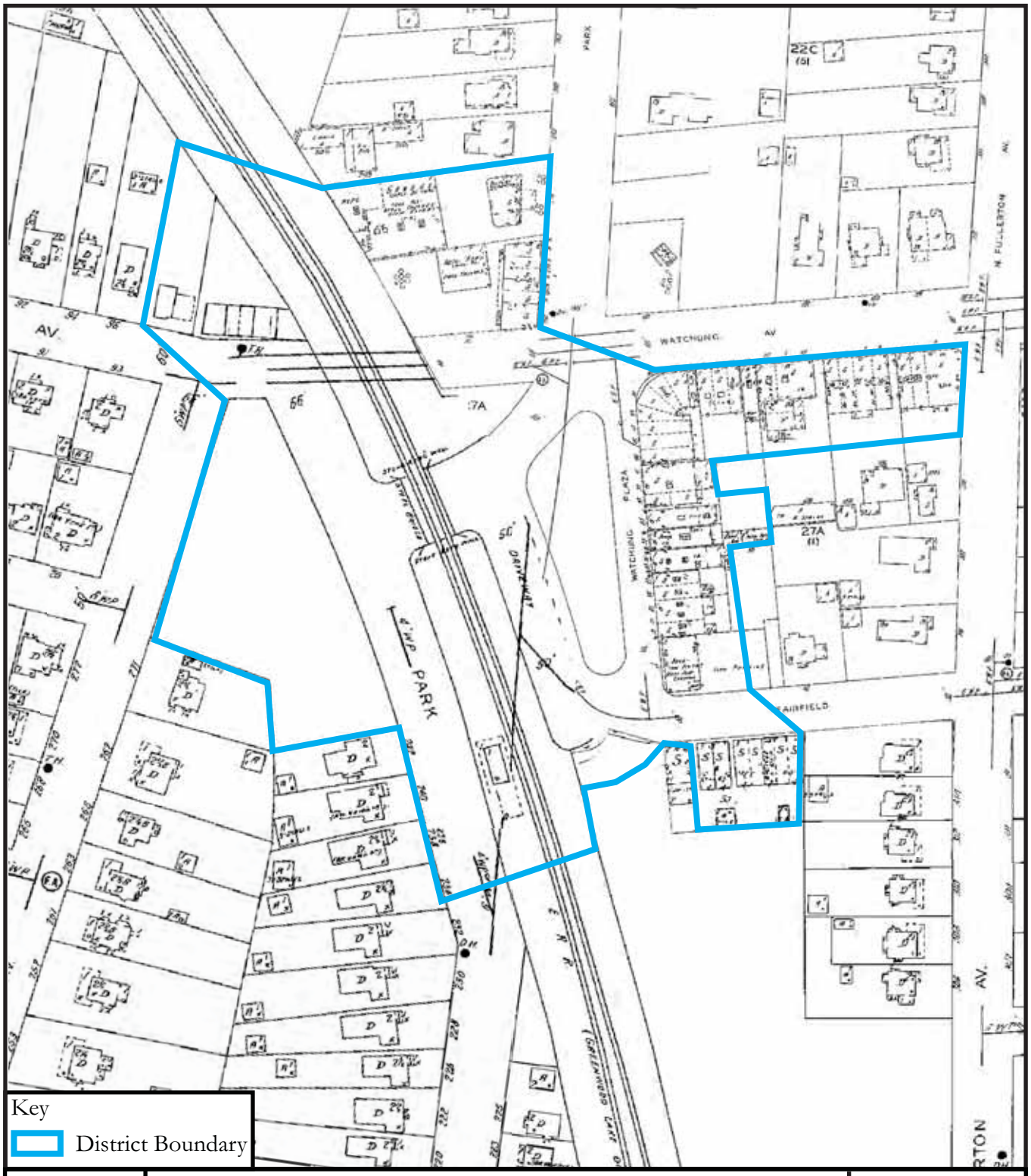

Figure 2.18:

1934 Sanborn Map Company, Insurance Map of Montclair, Essex County, New Jersey.

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Figure 2.19:

Watchung Plaza, 1939 (from Montclair Public Library Photograph Database).

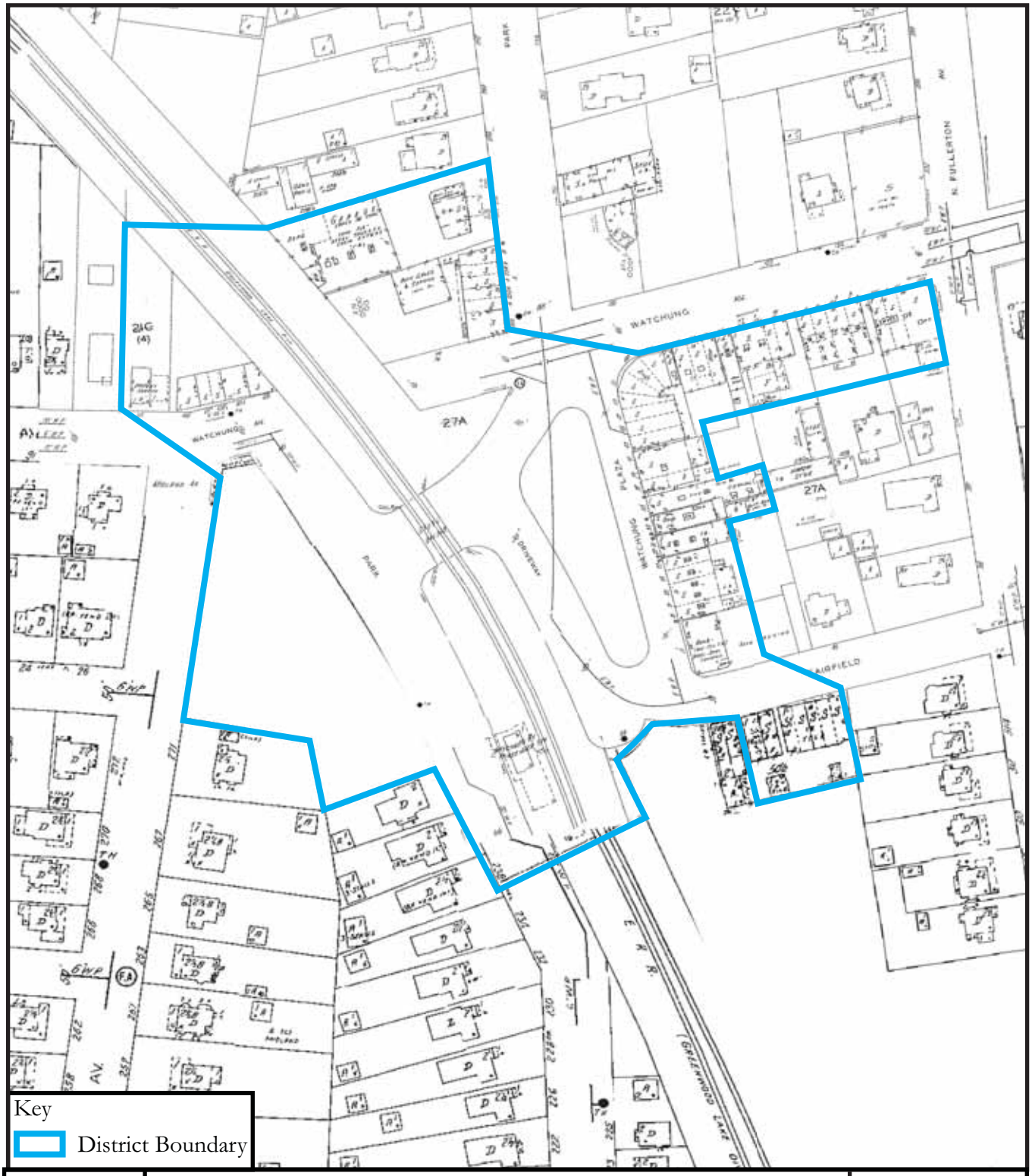

Figure 2.20:

1951 Sanborn Map Company, Insurance Map of Montclair, Essex County, New Jersey.

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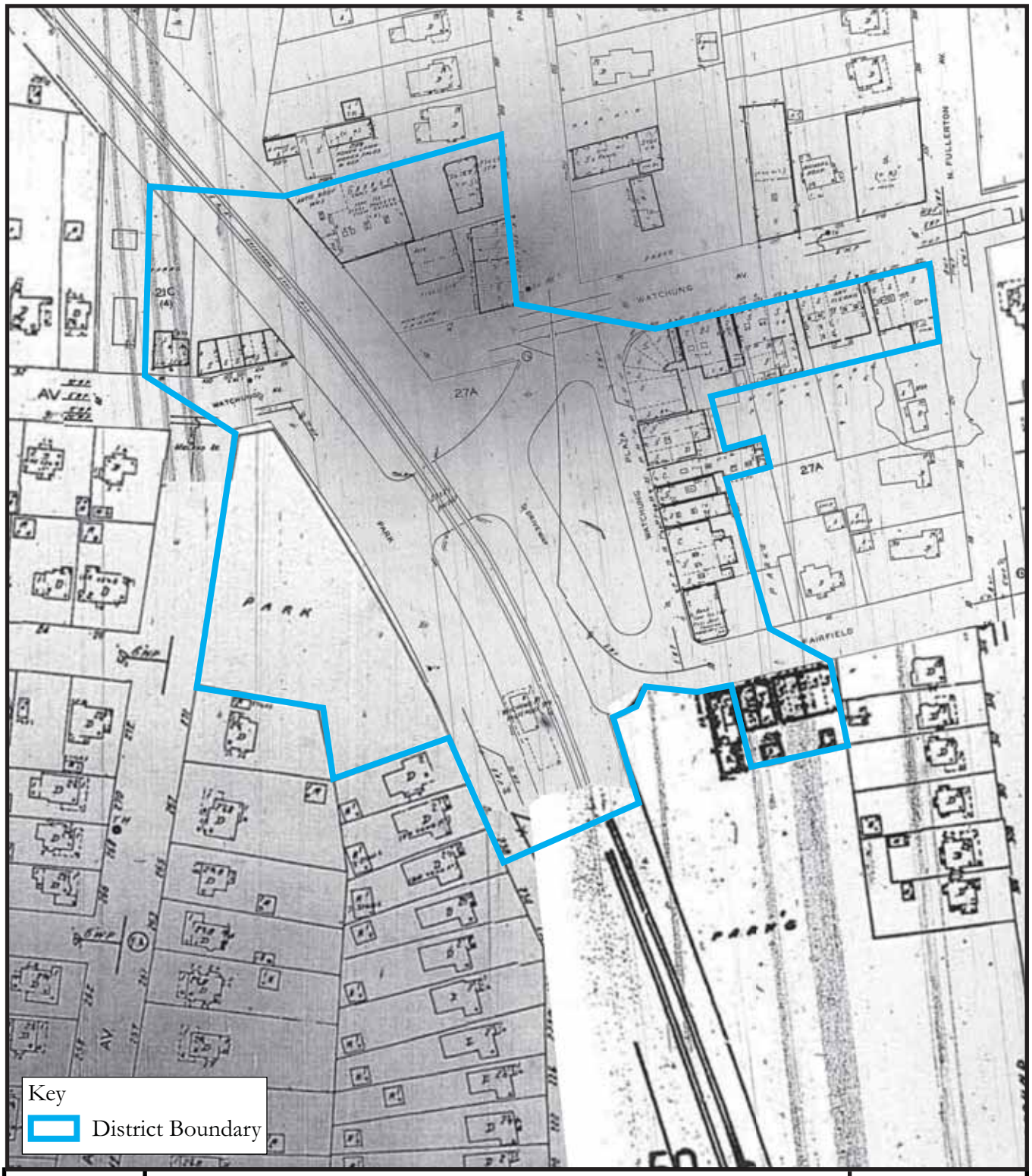

Figure 2.21:

1965 Sanborn Map Company, Insurance Map of Montclair, Essex County, New Jersey.

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and hardware stores that formerly dominated Watchung Plaza, the district remains a vibrant shopping center for the surrounding neighborhood.

The district's two parks have also retained their roles as passive recreation space in the neighborhood, providing attractive entry points to the railroad station from the east and west. Watchung Park, west of the rail line, has remained relatively unchanged since the mid-twentieth century. The circulation network is intact, and no significant changes appear to have taken place since its completion. East of the rail line, Watchung Plaza Park has experienced a greater degree of alteration. The original central planter and paved radiating walkways have been removed, although this circulation pattern is still marked by pebble pathways. Within the past decade, a gazebo has been erected near Watchung Avenue and a new concrete walkway constructed parallel to the road (NETR 2002, 2007). Other alterations include new paving, benches, chess tables, and a memorial to victims of the 1995 shooting at the former post office on Fairfield Avenue. Despite these changes, the Watchung Plaza Park remains an integral part of the Watchung Plaza Historic Business District.

3.0 PROPOSED HISTORIC BUSINESS DISTRICT BOUNDARY DESCRIPTION

The Watchung Plaza Historic Business District is centered on the Watchung Avenue Station and the parks on either side of the rail line. As illustrated on Figure 3.1, the district boundaries include historic commercial buildings on the north side of Watchung Avenue from Midland Avenue to Park Street; on the south side of Watchung Avenue from Watchung Plaza to North Fullerton Avenue; on Watchung Plaza from Watchung Avenue to Fairfield Street; and on Fairfield Street from Watchung Plaza to a point roughly midway between Watchung Plaza and North Fullerton Avenue. The district encompasses all buildings and historic landscapes related to the development of the Watchung Plaza Historic Business District during its period of significance, circa 1900-1962. The district excludes residential properties to the east, south, and west, and commercial properties on the north side of Watchung Avenue that were constructed after circa 1935 and lack the architectural character and detail of the earlier buildings in the district.

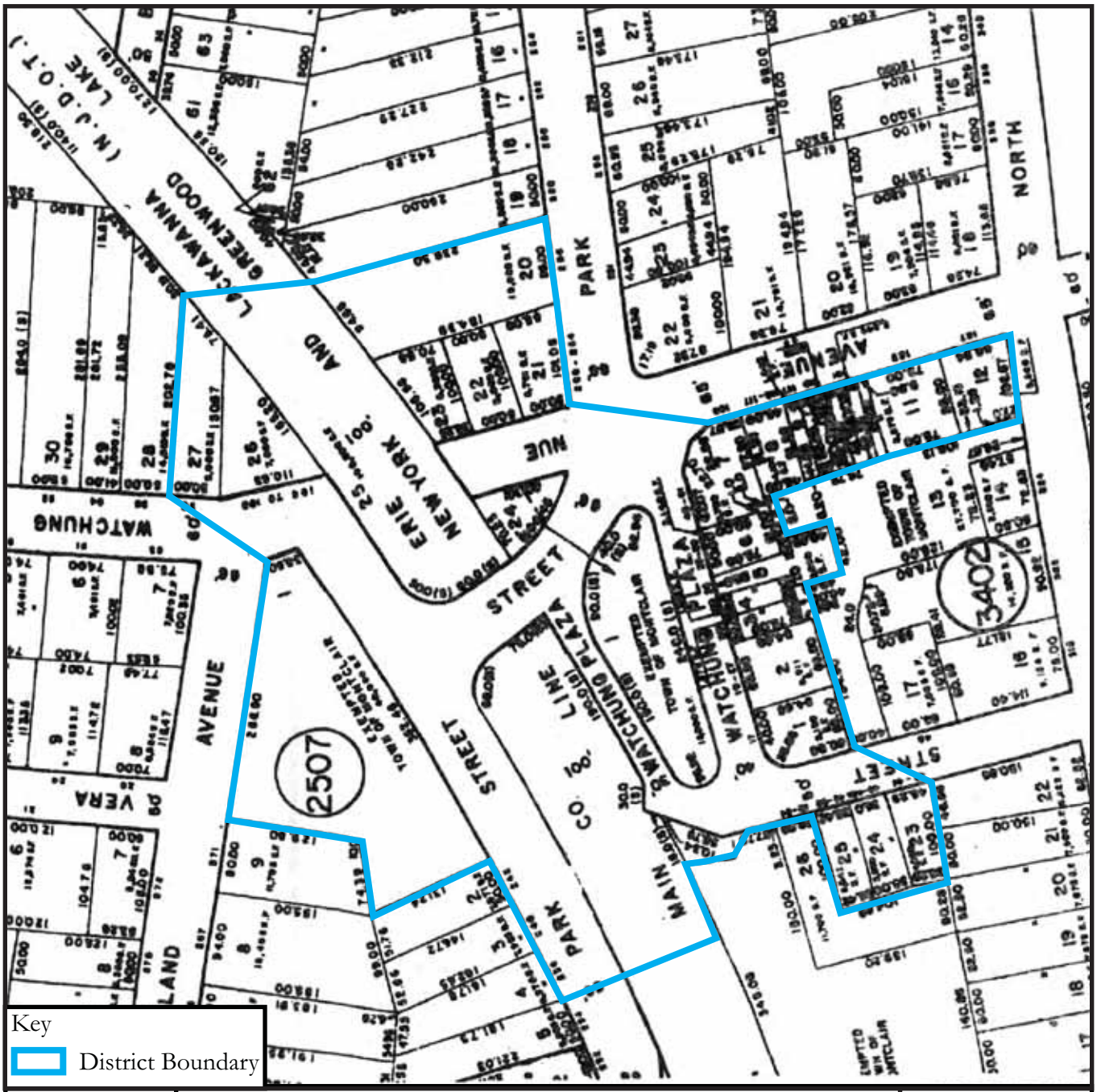

Figure 3.1.

Watchung Plaza Historic Business District Boundary Map.

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4.0 STATEMENT OF SIGNIFICANCE

In order for properties to be designated as Historic Landmarks and Districts by the Township of Montclair, they must meet the criteria set forth in **Montclair Code Section 347-135A**:

> Criteria for designation. The Commission shall consider as worthy of designation those buildings, structures, objects, sites and districts that have integrity of location, design, setting, materials, workmanship, feeling and association and that meet one or more of the following criteria:
>
> 1. Are associated with events that have made a significant contribution to the broad patterns of our history.
> 2. Are associated with the lives of persons significant in our past.
> 3. Embody distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction.
> 4. Have yielded or may be likely to yield information important to prehistory or history.
> 5. Are otherwise of particular historic significance to the Township of Montclair by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, region or community.

These criteria are modeled on the National Register of Historic Places Criteria for Evaluation. The National Register Criteria additionally stipulate that, in order for a building, structure, site, object, or district to be eligible for listing on the National Register, it must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Both criteria have been used to evaluate the eligibility of the Watchung Plaza Historic Business District for local designation in the Township of Montclair.

Significance

The Watchung Plaza Historic Business District is significant under Criteria 1, 3, and 5 as a neighborhood shopping area developed between circa 1910 and 1930 to serve the Watchung section of Montclair. It is eligible for local historic district status because of its associations with the broad patterns of Montclair's history in the areas of community development and planning, transportation, and commerce. It additionally has significance in the area of architecture as a distinguishable entity whose components may lack individual distinction, as well as for individual buildings that embody distinctive characteristics of their type and/or are the work of a master. The district is of particular historical significance to the Township of Montclair for the active role that residents took in the design and character of the district, and for its continuing significance as a neighborhood shopping area in the Watchung section.

The design of Watchung Plaza is largely attributed to the Watchung Improvement Association, in particular architect Clifford C. Wendehack, who developed the plans on a *pro bono* basis for the Association. The involvement of the Association in the redesign of the area surrounding the Watchung Avenue Station after the introduction of an unwelcome development proposal in February 1918 represents a significant example of organized citizen action in the municipal planning process. The Association's efforts to acquire land on both sides of the station for preservation as park land were particularly noteworthy and assured the development pattern that survives to the present.

The Watchung Plaza Historic Business District also has historical significance in the area of transportation. The district owes its existence to the presence of the Watchung Avenue Station, which spurred residential growth in this section of Montclair from the late nineteenth century. The construction of the grade separation at Park Street/Watchung Avenue in 1900, followed by the erection of the existing Watchung Avenue Station a few years later, established a circulation pattern in the vicinity of the station that survives to the present. During the early to mid-twentieth century, the Watchung Avenue Station was the busiest passenger station in Montclair, and this commuter traffic contributed directly to the development of the district.

The district's significance in the area of commerce is evident, as the businesses located on Watchung Plaza served as an anchor for the Watchung community. The stores, offices, and restaurants of Watchung Plaza have serviced the commuters and families living in the surrounding residential neighborhoods from the time of its construction to the present. In the early years, these businesses generally provided essential items and services, from grocery and hardware stores to barber shops and laundries. Later, as large grocery stores in strip malls and regional shopping centers began to replace neighborhood shopping areas, the types of businesses in Watchung Plaza changed to include more specialty shops and restaurants. The survival of this retail area attests to its importance to the Watchung section of Montclair.

The Watchung Plaza Historic Business District has significance in the area of architecture as a significant and distinguishable entity whose components may lack individual distinction, as well as for individual buildings that embody distinctive characteristics of their type and/or that are the work of a master. The district is a neighborhood shopping area centered around the NJ Transit Watchung Avenue Station (see Plate 4.1). This station, which is listed on the National Register of Historic Places, was constructed by the Erie Railroad in 1903-1904, just a few years after completion of a grade separation project that resulted in the existing roadway configuration north and west of the

Plate 4.1:

Watchung Avenue Station.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

station. East of the rail line, Watchung Plaza and Watchung Plaza Park were laid out in 1918; to the west, Watchung Park was created in 1920. The two parks are significant landscape features in the district and, together with the station and railroad overpass, are integral to the history, development, and character of the Watchung Plaza Historic Business District.

With the exception of several buildings constructed prior to 1920 on the north side of Watchung Avenue, the buildings comprising the Watchung Plaza Historic Business District were built between 1918 and circa 1930. These buildings are predominantly one-story, one-part commercial blocks, essentially "simple box[es] with decorative facades" (Longstreth 2000:54). The district also contains a small number of two-story commercial buildings with first-floor storefronts and either office or living space on the second story.

The buildings in the district form a distinctive entity with an identifiable character that sets it apart from surrounding development. The district is surrounded on the east, south, and west by residential neighborhoods in a suburban-type development pattern, featuring detached single-family homes with manicured lawns. By contrast, the buildings in the district have narrow setbacks with storefronts abutting the sidewalk and little, if any, space between them. Several of the most notable buildings in the district employ an unusual, English cottage-like design, featuring a false gabled roof with prominent cross gables and, in some cases, false half-timbering. Two buildings on Watchung Avenue, at the corners of Watchung Plaza and North Fullerton Avenue, employ this design, as do the buildings at 37-41 and 33 Watchung Plaza (see Plates 2.2-2.3, 4.2-4.3). Many of the district's other buildings have patterned masonry facades, providing architectural interest to relatively simple building forms (see Plates 4.4-4.5).

In addition to its significance as a neighborhood commercial district, the Watchung Plaza Historic Business District also has significance for its association with two notable architects: Clifford C. Wendehack and Arthur Ramhurst. Wendehack (1886-1948) was an Upper Montclair resident best known for his designs for golf clubhouses. Among his notable commissions were the clubhouses at Caracas Country Club, Venezuela; Winged Foot Golf Club (Mamaroneck) and Bethpage State Park Golf Courses (Farmingdale), New York; North Hills Country Club (North Hills) and Pennhills Club (Bradford), Pennsylvania; and Ridgewood Country Club (Paramus), North Jersey Country Club (Wayne), Yountakah Country Club (Nutley), and Forsgate Country Club (Monroe), New Jersey. He also designed numerous large residences, including many in Montclair Township. Watchung Plaza is unique among Wendehack's documented work as it includes a development plan for the area surrounding the railroad station as well as a commercial building containing seven stores. The building, in particular, set the stage for future development around Watchung Plaza, where many of

Plate 4.2:

Building at corner of Watchung Plaza and Watchung Avenue, designed by Clifford C. Wendehack.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

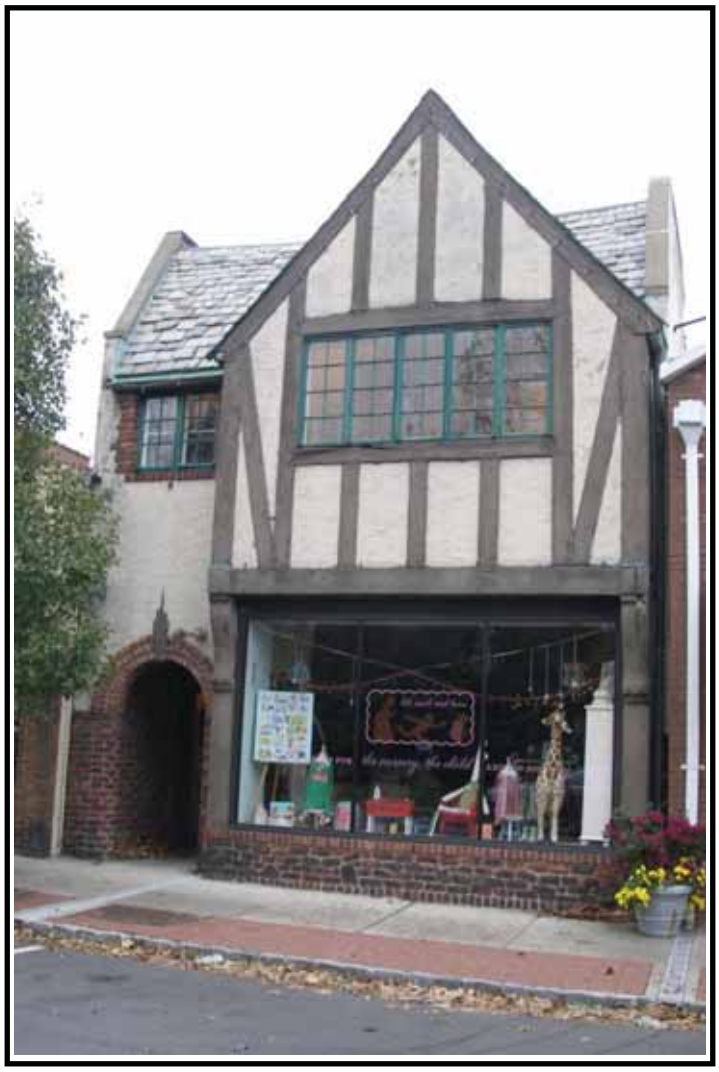

Plate 4.3:

Bradner Pharmacy, 33 Watchung Plaza.
Photo direction: East
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.4:

123 Watchung Avenue. Although the exterior of this building has been painted, the patterned brickwork is still evident. The second storefront from the right, which presently houses the Bluestone Coffee Co., is particularly well-preserved.
Photo direction: Southeast
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.5:

111-115 Watchung Avenue. Although the storefronts have been modernized, the building retains its patterned brick façade and shaped parapet, key features of the style.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

the neighboring buildings adopted the Tudor Revival-style elements and cottage-like feel of the Wendehack design (see Plates 4.2, 4.6).

Like Wendehack, Arthur E. Ramhurst (c.1901-1962) was a Montclair resident and is known to have designed several notable residences in Montclair (Preservation Montclair 1982:79). His Bradner Pharmacy building at 33 Watchung Plaza, built in 1926, is an excellent example of the Tudor cottage-style commercial architecture employed in the Historic Business District (see Plate 4.3). The Bradner Pharmacy was previously listed on the National Register as part of the Historic Resources of Montclair Multiple Resource Area (Thematic Listing: Commercial Buildings).

A third architect, John J. Jackson, is associated with the Watchung Plaza Historic Business District. Jackson designed the Colonial Revival-style Montclair National Bank, built in 1925 at 17 Watchung Plaza (see Plate 4.7). He is known to have worked in New York, but only one other commission was identified during the course of research, for a dormitory building at the Peddie School in Hightstown, New Jersey (Engineering Record, Building Record, and Sanitary Engineer 1916; MT 20 June 1925). Based on the information found to date regarding Jackson's career, he does not appear to be a significant architect; however, the Montclair National Bank is a good example of its type, despite later alterations.

In addition to its architectural significance, the Watchung Plaza Historic Business District has particular significance to the Township of Montclair as a reflection of citizen activism and community planning during the early twentieth century and for its continued importance as a neighborhood shopping area for residents of the Watchung section. The organization of citizens into the Watchung Improvement Association to advocate for improved planning and quality of life in the vicinity of the station is a noteworthy accomplishment, and the Association remained active through the 1930s. Further, the direct involvement of the Association in the development of the neighborhood surrounding the Watchung Avenue Station provides a notable and rare example of direct citizen involvement in the planning process. The acquisition of land to create parks flanking the station, in particular, left a significant imprint on the landscape of Montclair. Additionally, the importance of Watchung Plaza as a shopping area catering to the needs of local residents continues to the present, providing the neighborhood with basic goods and services and a gathering place within walking distance or a short drive from their homes.

Plate 4.6:

Building at corner of Watchung Plaza and Watchung Avenue, designed by Clifford C. Wendehack.
Photo direction: Southeast
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.7:

Montclair National Bank.
Photo direction: East
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Integrity

The Watchung Plaza Historic Business District has a high level of integrity of location, design, setting, materials, workmanship, feeling, and association. The buildings survive in their original locations, and no historic buildings have been removed or replaced within the district boundaries. The setting is well-preserved, with the historic railroad station, Park Street/Watchung Avenue grade separation, and parks east and west of the crossing providing a pedestrian scale and use that extends to the buildings and throughout the district.

Alterations have been made to the design and materials of individual buildings, in particular through the modernization of storefronts. This type of alteration is common in commercial historic districts and does not significantly diminish the overall integrity of the district. Further, although original materials have been replaced on many storefronts, the pattern of recessed entries and display windows with bulkheads has been retained on most buildings, contributing to the overall integrity of design in the district (see Plates 4.8-4.9). Several well-preserved storefronts survive and serve as examples of appropriate and desirable design for future improvements to the district.

The district's two major landscape features – Watchung Plaza Park and Watchung Park – are significant elements of the district, establishing entry points to the Watchung Avenue Station. The parks are as integral to the overall design, feeling, and association of the district as the commercial architecture that lines its streets. The level of integrity of the two parks varies. West of the train station, Watchung Park appears to be the better preserved of the two; this passive recreation area's only hardscape feature is the Y-shaped path extending from Midland Avenue to Park Street (see Plates 4.10-4.11). Although it is unclear whether the circulation pattern was developed immediately after its acquisition in 1920, it is clearly shown on a 1931 plan for the Watchung Plaza area. East of the station, Watchung Plaza Park has been modified in design over the years, most notably by the addition of paved areas, tables, benches, and a gazebo (see Plates 4.12-4.13). The historic World War I Memorial flagstaff remains in place and is a significant remnant of the park's early history (Plate 4.14).

In summary, the Watchung Plaza Historic Business District's integrity of location, design, setting, materials, workmanship, feeling, and association remains high. As a group, the district's buildings and landscape features convey the significant historical associations of the district as a planned neighborhood shopping center serving commuters on the Erie Railroad and the surrounding area from the early twentieth century to the present.

Plate 4.8:

39 Watchung Plaza. Although the transom has been covered, the storefront retains its recessed entry and the wood trim around the display window.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.9:

100-106 Watchung Avenue. The recessed entries and display windows on this building help to maintain the rhythm of façade and its historic relationship to the street.
Photo direction: West
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.10:

Watchung Park, view from Midland Avenue toward Park Street. The walkway through the park follows its original path, but the paving materials are modern.
Photo direction: East
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.11:

Watchung Park, view from walkway toward Watchung Avenue.
Photo direction: North
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.12:

Watchung Plaza Park, view from west side of park looking toward commercial buildings on Watchung Plaza. Note the circular feature at center and the radiating paths, elements of the original park design.
Photo direction: Northeast
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.13:

Watchung Plaza Park, view from south end of park looking toward Watchung Avenue. The paths and tables in the foreground are recent additions.
Photo direction: North
Date: September 20, 2012
Photographer: Jennifer B. Leynes

Plate 4.14:

Watchung Plaza Park, north end. The flagpole is an original park feature, but the gazebo was added recently to serve as a bus stop.
Photo direction: South
Date: September 20, 2012
Photographer: Jennifer B. Leynes

5.0 INVENTORY OF HISTORIC PROPERTIES

Table 5.1 lists all of the properties included in the proposed Watchung Plaza Historic Business District. The table is sorted by inventory number and keyed to the map included as Figure 5.1. Copies of Inventory Sheets for all properties within the district boundaries are included in Appendix A.

In accordance with previous designation reports prepared for the Township of Montclair Historic Preservation Commission, all properties within the district were identified as Key, Contributing, Harmonizing, Harmonizing (altered), or Intrusion (Montclair Historic Preservation Commission 2006). Each term is defined below.

Key – Constructed during the district's period of significance (c.1900-1962) and possesses distinct architectural and historical significance; acts as a landmark within the architectural matrix of the district.

Contributing – Constructed during the district's period of significance (c.1900-1962) and possesses architectural and/or historical significance as well as integrity.

Harmonizing – Constructed after the period of significance (c.1900-1962) but is compatible in size, scale, and materials with the historic district.

Harmonizing (altered) – Constructed within the period of significance (c.1900-1962) but has been significantly modified from its original design.

Intrusion – Constructed after the period of significance (c.1900-1962) and does not contribute to the cohesiveness of the district's streetscapes.

Table 5.1. Inventory of Historic Properties in the Watchung Plaza Historic Business District.

Inventory No.	Name/Address	Block	Lot	Status
1	Watchung Avenue Station/Park Street			Key
2	NJ Transit Bridge over Park Street			Contributing
3	Watchung Park/Midland Avenue, Watchung Avenue, and Park Street	2507	1	Contributing
4	Watchung Plaza Park/Watchung Plaza and Watchung Avenue	3401	1	Contributing
5	98 Watchung Avenue	2503	27	Contributing
6	100-106 Watchung Avenue	2503	26	Contributing
7	Bennett Garage/118 Watchung Avenue	2503	22	Contributing
8	250-254 Park Street	2503	21	Contributing
9	Park Street Garage/256 Park Street	2503	20	Contributing
10	Corner of Watchung Plaza and Watchung Avenue/43-51 Watchung Plaza, 107-109 Watchung Avenue	3402	7	Key
11	37-41 Watchung Plaza	3402	6	Contributing
12	35 Watchung Plaza	3402	5	Harmonizing (altered)
13	Bradner Pharmacy/33 Watchung Plaza	3402	4	Key
14	29 Watchung Plaza	3402	3	Harmonizing (altered)
15	19-27 Watchung Plaza	3402	2	Contributing
16	Montclair National Bank/17 Watchung Plaza	3402	1	Contributing

Table 5.1; cont.

Inventory No.	Name/Address	Block	Lot	Status
17	111-115 Watchung Avenue	3402	8	Contributing
18	117 Watchung Avenue	3402	9	Contributing
19	119-121 Watchung Avenue	3402	10.01	Harmonizing (altered)
20	123 Watchung Avenue	3402	11	Contributing
21	127 Watchung Avenue	3402	12	Contributing
22	48-50 Fairfield Street	3403	25	Harmonizing (altered)
23	46 Fairfield Street	3403	24	Contributing
24	42-44 Fairfield Street	3403	23	Contributing

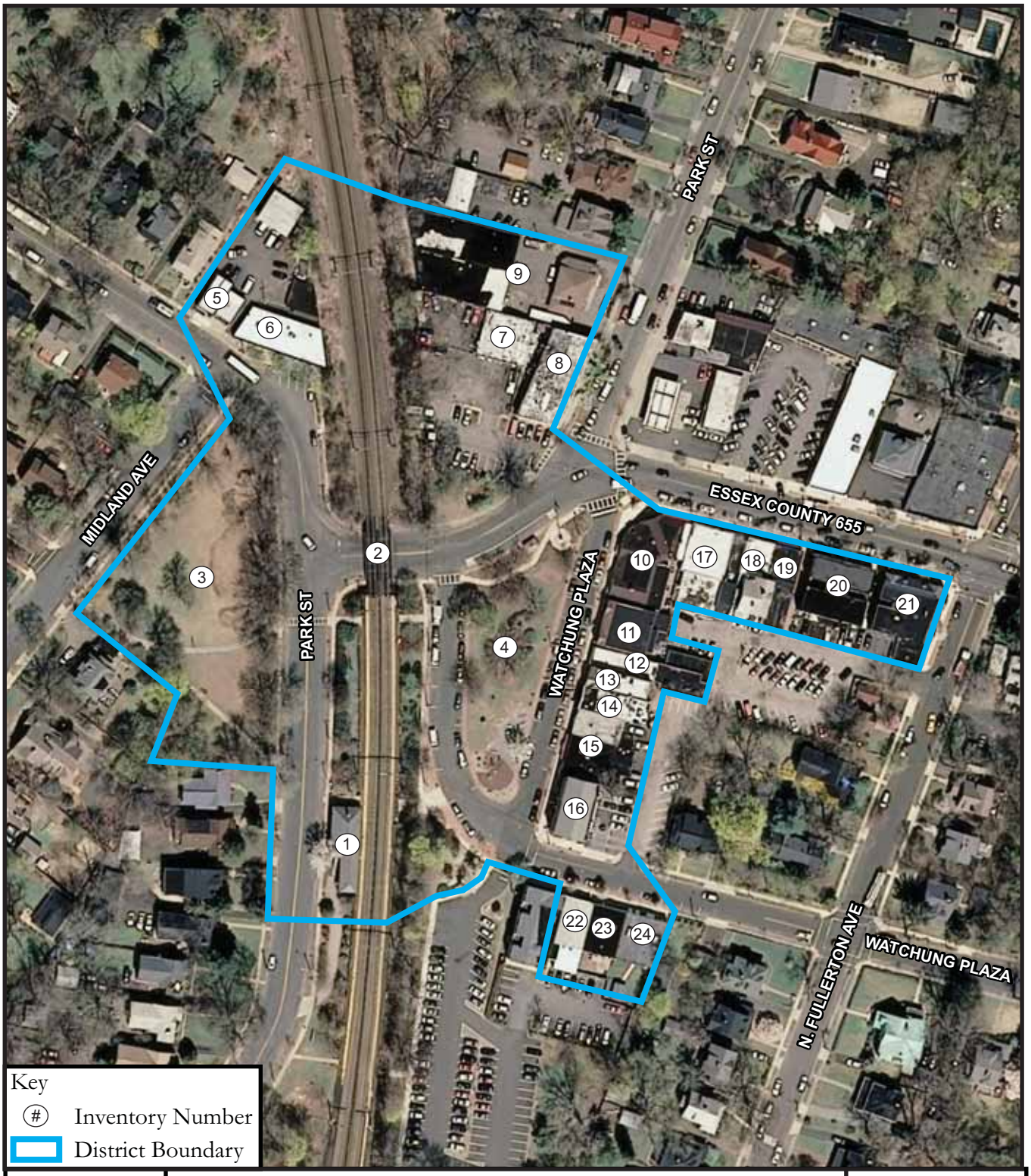

Figure 5.1

Location of Historic Properties.

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APPENDIX A: SURVEY SHEETS FOR DISTRICT PROPERTIES

PROPERTY SURVEY FORM

Property Name: Watchung Avenue Station

Street Address: *Street #:* _____ *(Low)* *(High)* *Street Name* Park Street

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):**

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):**

Building Details:

National Register: 6/22/1984 State Register: 3/17/1984

Present Use: Railroad station Historic Use: Railroad station

Architect: Unknown Year Built: 1903-1904

Stories: One Bays: One

Architectural Style: Queen Anne Physical Condition: Excellent

Exterior Finish: Wood shingle; wood clapboard Roof Finish: Slate

Architectural Description: This one-story railroad station has a hipped roof with wide overhang. The slate roof has terra cotta tiles on the ridges and extends out from the building to cover the platform; it is supported on squared wood posts. The foundation is embanked and constructed of stone laid in irregular courses. The lower walls are clad in clapboard with shingles above. The building has paneled wood doors with diamond-pane transoms and large windows with diamond panes in the upper sash. A bay window at the south end of the east elevation contained the ticket office. A brick chimney is located on the north roof slope. Stairs on the north and south ends of the building provide access from street level; both the stairs and platforms have pipe railings.

Status: ☒ **Key** ☐ **Contributing** ☐ **Harmonizing** ☐ **Non-Contributing**

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Heritage Studies (1981)

Photos: Leynes, 9/20/2012

History: The Watchung Avenue Station was constructed in 1903-1904 by the Erie Railroad to replace an earlier station located on the east side of the tracks.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Heritage Studies (1981)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: NJ Transit Bridge over Park Street

Street Address: *Street #:* _____ *(Low)* *(High)* *Street Name* Park Street

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** _____

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** _____

Building Details:

National Register: _____ State Register: _____

Present Use: Bridge Historic Use: Bridge

Engineer: Unknown Year Built: 1900

Type: Girder Spans: 3

Material: Steel Physical Condition: Fair

Architectural Description: This bridge is a steel girder structure with a primary span over the roadway flanked by smaller spans over the sidewalks. The bridge is supported on steel I-beams and has coursed stone abutments. It carries two railroad tracks over Park Street.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: DeLeuw, Cather and Company (1991)

Photos: Leynes, 9/20/2012

History: The NJ Transit Bridge over Park Street was constructed in 1900 as part of a grade separation project in the Watchung section of Montclair. The construction of the bridge and realignment of Park Street necessitated the removal of the existing railroad station on the east side of the tracks. The station was replaced in 1903-1904 by the existing Watchung Avenue Station (see Inv. No. 1).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	DeLeuw, Cather and Company (1991)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Watchung Park

Street Address: *Street #:* _____ *(Low)* *(High)* *Street Name* Midland Avenue, Watchung Avenue, & Park Street

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2507

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 1

Building Details:

National Register: _____ State Register: _____

Present Use: Passive recreation Historic Use: Passive recreation

Architect: Unknown Year Built: c. 1920

Style: None Physical Condition: Good

Description: Watchung Park is a roughly triangular parcel of land bounded on the west by Midland Avenue, on the north by Watchung Avenue, and on the east by Park Street. Residential development borders the park to the south. The park is primarily characterized by an open grassy lawn, with mature deciduous trees providing ample shade. A walkway constructed of fieldstone set in concrete extends in an east-west direction from Midland Avenue across the park, then splits to carry pedestrians southward toward the Watchung Avenue Station or northward toward the Park Street/Watchung Avenue railroad overpass. Walkways around the park's perimeter are comprised of modern concrete. Several wooden benches are scattered about the park.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Bull (1986)

Photos: Leynes, 9/20/2012

History: Watchung Park was established in 1920, when the Watchung Improvement Association acquired the land to create a scenic approach to the Watchung Avenue Station from the west. The park was part of a larger plan for development around the Watchung Avenue Station adopted in 1918 (Bull 1986; *Montclair Times* 15 June 1918, 5 April 1930).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Bull (1986)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Watchung Plaza Park

Street Address: *Street #:* _____ *(Low)* *(High)* *Street Name* Watchung Plaza and Watchung Avenue

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3401

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 1

Building Details:

National Register: _____ State Register: _____

Present Use: Passive recreation Historic Use: Passive recreation

Architect: Clifford C. Wendehack Year Built: 1918

Style: City Beautiful Physical Condition: Good

Description: Watchung Plaza Park is a roughly triangular parcel of land bounded on the north by Watchung Avenue and on the east and west by Watchung Plaza. The park has an informal layout with mature vegetation and features curvilinear sidewalks in north-south and east-west directions. Hardscape materials include red brick-colored pavers along the perimeter and grey concrete pavers in the interior spaces. At the north end of the park, facing Watchung Avenue, is a flagpole with a cylindrical limestone base dedicated to local residents who fought and died in World War I; the bronze plaque and eagle on the flagpole were designed by architect Clifford C. Wendehast. A modern wood gazebo is located nearby and serves as a bus shelter. The park also has a memorial dedicated to four people killed in a shooting in the Fairfield Avenue post office; located at the park's south end, the memorial is a simple bronze plaque mounted on a boulder. Other park features include benches and small chess tables.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Bull (1986)

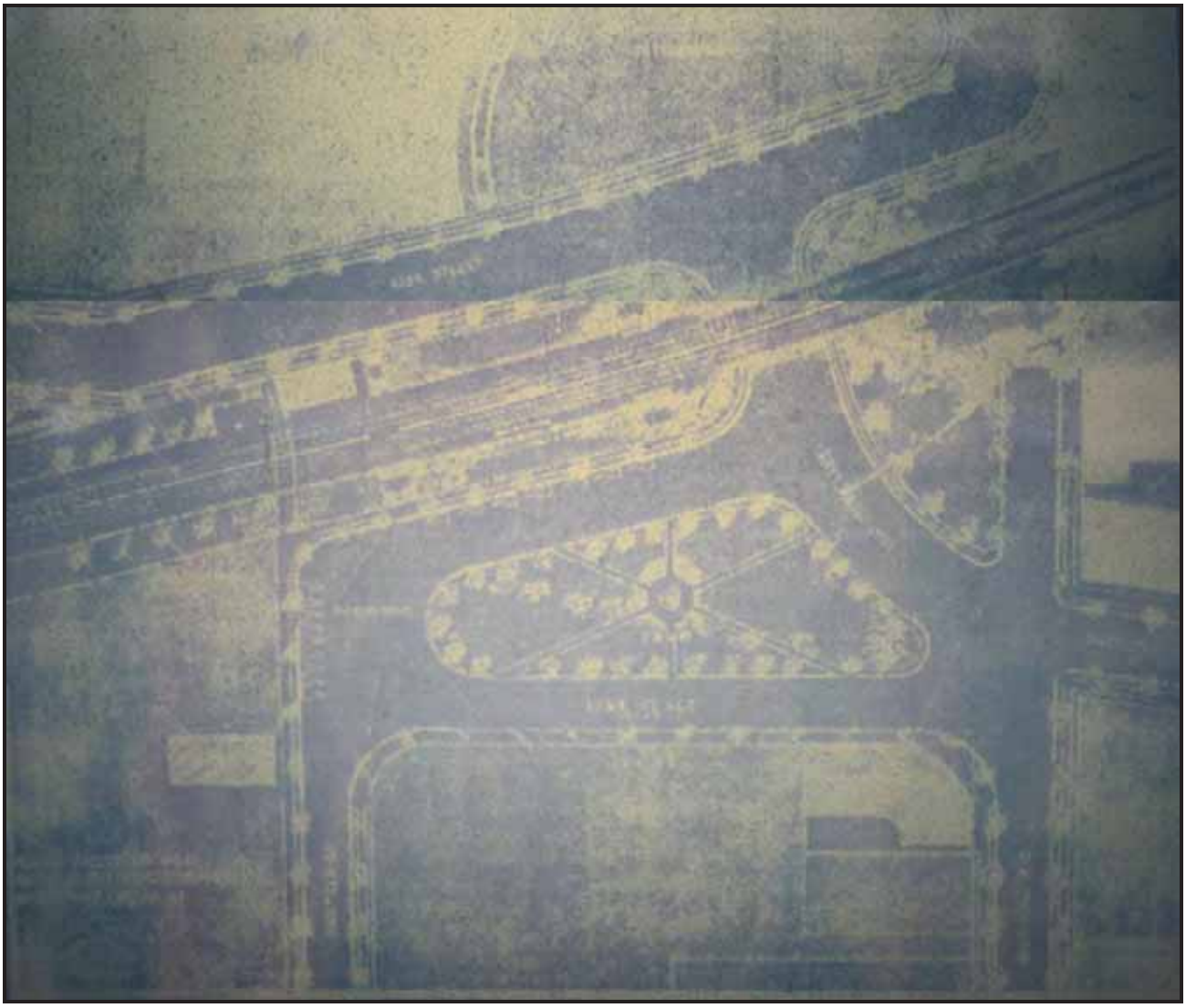
Photos: Leynes, 9/20/2012

History: Watchung Plaza Park was created in 1918 through the efforts of the Watchung Improvement Association, a group of local residents dedicated to improving the Watchung section of Montclair. The park design, developed by architect Clifford C. Wendehack, included a circular planter near the center of the park with radiating paved pathways. Although the paving is no longer extant, the original design is marked by pebble walks. In 1919, the flagpole was erected in celebration of the end of World War I; the bronze plaque was added the following year. The park design has been modified over the past century through the introduction of new paved pathways, benches and chess tables, and the monument to victims of the post office shooting in 1996 (Bull 1986; *Montclair Times* 15 June 1918, 31 May 1919, 13 November 1920).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Bull (1986)		
Photos:	Leynes, 9/20/2012		

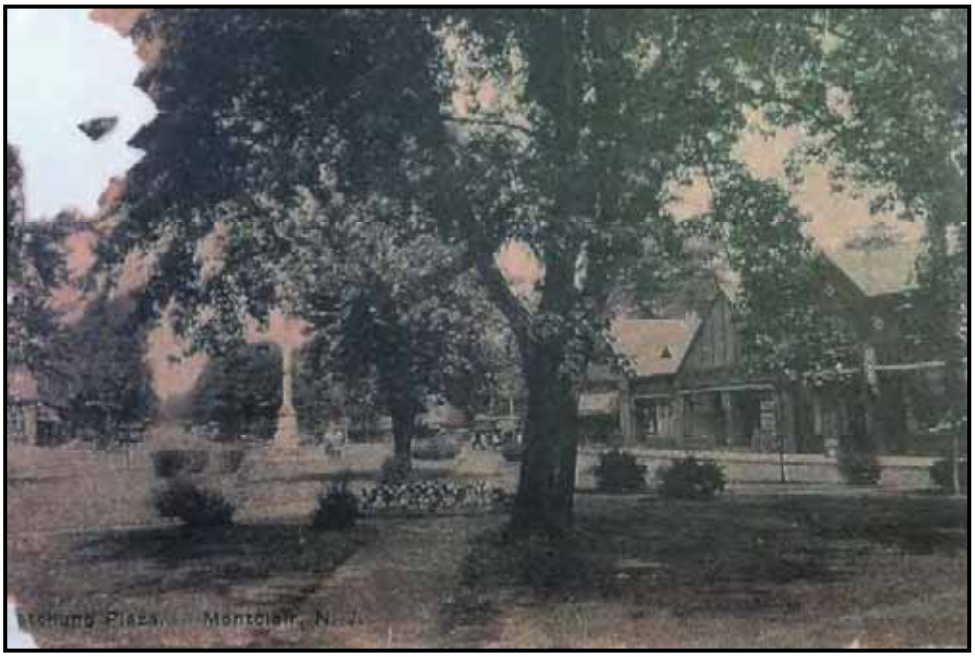
Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Bull (1986)		
Photos:	Leynes, 9/20/2012		

Historic Images



1918 Plan for Watchung Avenue Station Plaza by Clifford C. Wendehack (from *Montclair Times* 15 June 1918).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Bull (1986)		
Photos:	Leynes, 9/20/2012		



Postcard view of Watchung Plaza, c. 1930 (from Collection of Montclair Historical Society).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Bull (1986)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 98 *(Low)* *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2503

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 27

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Architect: Unknown Year Built: c. 1930

Stories: One Bays: Two

Architectural Style: Classic Revival Physical Condition: Good

Exterior Finish: Brick Roof Finish: Not visible

Architectural Description: This one-part commercial block has a brick exterior and flat roof; a concrete block addition is located on the east elevation, built c. 1970 to replace an earlier canopy. The main block has an offset replacement door and a large, multi-light display window with wood bulkhead. The display window has a stylized Classical surround with fluted pilasters supporting an entablature featuring a molded architrave with dentils and a wide frieze with a central panel. The addition has a central paired window with replacement sash. The parapet on the façade of the addition has been covered with a metal sign, but the original wood panels are visible on the east elevation. A large one-story garage with shed roof was constructed c. 1975 at the rear of the property.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Sanborn Map Company (1934)

Photos: Leynes, 9/20/2012

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Sanborn Map Company (1934)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 100 *(Low)* 106 *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2503

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 26

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Five

Architect: Unknown Year Built: 1921

Architectural Style: Patterned masonry Physical Condition: Fair

Exterior Finish: Brick, running bond Roof Finish: Built-up tar

Architectural Description: This one-part commercial block contains five storefronts. The building has a brick exterior and a shed roof; the storefronts are sheltered by an awning-type structure covered in wood shingles The storefronts are separated by brick and stone piers and have recessed entries, display windows with concrete sills, and brick bulkheads. The area between the roof overhang and the display windows is covered by wood shingles. Because the building is situated on a slope, the storefronts are at different elevations, rising from east to west. A one-story garage was constructed at the rear of the property c. 1970.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012)

Photos: Leynes, 9/20/2012

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Bennett Garage

Street Address: *Street #:* 118 *(Low)* *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2503

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 22

Building Details:

National Register: _____ State Register: _____

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: One

Architect: Unknown Year Built: 1906

Architectural Style: None Physical Condition: Good

Exterior Finish: Stucco Roof Finish: Rolled asphalt

Architectural Description: This one-story garage has a gable roof with stepped parapet. The building is constructed of rusticated concrete block, and the façade is covered in stucco. A replacement garage door is centered on the façade and flanked by a window and door on the west and a single window on the east.

Status: ☐ Key ☐ Contributing ☐ Harmonizing ☒ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012)

Photos: Leynes, 9/20/2012

History: This garage was the first commercial establishment constructed in the Watchung Plaza Historic Business District. Tax records indicate that the building was constructed in 1906, and the 1910 city directory includes a listing under "Automobile Dealers and Repairers" for William and Henry Bennett on Watchung Avenue at the corner of Park Street (Montclair Tax Assessor 2012; Price and Lee Company 1910).

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 250 *(Low)* 254 *(High)* *Street Name* PARK STREET

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2503

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 21

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: Two Bays: Five

Architect: Unknown Year Built: 1912

Architectural Style: Classical Revival Physical Condition: Fair

Exterior Finish: Stucco Roof Finish: Not visible

Architectural Description: This two-part commercial block contains five stores at street level and residential units in the second story. The building has a stucco exterior and a parapet wall with a wood cornice and paired decorative brackets. The upper floor has paired replacement sash windows with stuccoed lintels and sills. The storefronts have all been modernized; however, the store at the south end (#250) retains the original recessed entry flanked by display windows and bulkheads with decorative panels. The storefronts are separated by pilasters comprised of 9 brick courses alternating with one rough-faced stone course. A wood cornice extends across the façade, above the storefronts. The first floor on the north and south elevations is constructed of rusticated concrete block. The rear has a modern exterior wooden staircase.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012)

Photos: Leynes, 9/20/2012

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Park Street Garage

Street Address: *Street #:* 256 *(Low)* *(High)* *Street Name* PARK STREET

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 2503

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 20

Building Details:

National Register: _____ State Register: _____

Present Use: Commercial Historic Use: Commercial

Stories: Two Bays: Three

Architect: Unknown Year Built: c. 1920

Architectural Style: Tudor Revival Physical Condition: Good

Exterior Finish: Stucco Roof Finish: Asphalt shingle

Architectural Description: This property includes two buildings: a Tudor Revival-style office in front, and a one-story garage in the rear. The office has a central two-story block with hipped roof flanked by one-story hipped wings. The building has a stucco exterior with decorative half-timbering at the corners. The altered façade has a central doorway and an offset door in the main block, and ribbons of four fixed windows in the wings. Historic maps indicate that the building formerly had a one-story canopy on the main block. The garage is constructed of rusticated concrete block and has a stepped parapet. The building has three large garage bays and four window openings.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Price and Lee Company (1920); Sanborn Map Company (1934)

Photos: Leynes, 9/20/2012

History: A business known as the Park Street Garage was located at 256 Park Street as early as 1920 (Price and Lee Company 1920:402). The 1933 *Atlas of Montclair* indicates that a gas station and store with a canopy were located near the road, with a large garage at the rear of the property, its rear wall extending at an angle along the property boundary (Franklin Survey Company 1933). An insurance map published in the following year also shows the store with a one-story canopy; the building had a two-story central block flanked by one-story wings, as it does at present (Sanborn Map Company 1934). A gas station continued to operate here as least through 1965 (Sanborn Map Company 1965).

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Price and Lee Company (1920); Sanborn Map Company (1934)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 43 (Low) – 51 (High) *Street Name* WATCHUNG PLAZA

107 (Low) – 109 (High) WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 7

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Seven

Architect: Clifford C. Wendehack Year Built: 1918

Architectural Style: Tudor Revival Physical Condition: Fair

Exterior Finish: Stucco Roof Finish: Asphalt shingle

Architectural Description: This Tudor Revival-style, one-part commercial block fronts the corner of Watchung Avenue and Watchung Plaza and has a J-shaped footprint. The building has a side gable roof with three prominent cross gables. The central cross gable has an arched transom with replacement windows; the flanking gables originally had half-timbering and transoms comprised of eight, 6-light windows; however, the transoms have been partially enclosed, and the half-timbering has been removed in the north-facing gable. The side gable sections have blind gabled dormers and formerly had transoms, since enclosed. The roof features several prominent brick chimneys with terra cotta chimney pots. The building was designed as seven stores with a service passage on the east end; it now contains six modernized storefronts with varied materials and design.

Status: ☒ Key ☐ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: *Architecture* (1922); *The American Architect* (1925)

Photos: Leynes, 9/20/2012

History: The commercial building at the corner of Watchung Plaza and Watchung Avenue was designed by architect Clifford C. Wendehack, a Montclair resident. Born in 1884 in New York, Wendehack received his architectural education in Italy, France, and England. He served as a draftsman for Donn Barber before establishing his own firm in New York around 1918. Wendehack established a reputation as the nation's foremost designer of clubhouses, including those at Winged Foot and Bethpage in New York; Ridgewood, North Jersey Country Club, and Yountakah in New Jersey; and Longue Vue and Penn Hills in Pennsylvania. He also designed clubhouses in South America, including the Caracas Country Club in Venezuela. In 1929, he published a book on the subject, *Golf and Country Clubs* (New York Times 1948; Durand-Hedden House & Garden Association 2012).

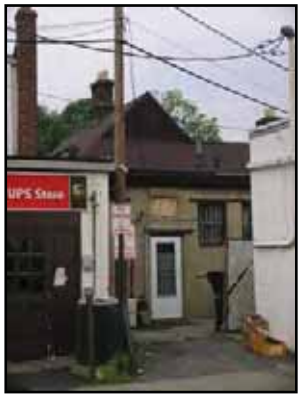
Wendehack primarily worked in the Colonial, Spanish, and Tudor Revival styles, and he designed a number of private residences in Montclair and neighboring New Jersey communities. This commercial block was designed by Wendehack in 1918 as part of his design for Watchung Plaza and was constructed in the same year (*Montclair Times* 15 June 1918, 14 December 1918). The design was twice published in contemporary architectural journals, in 1922 and 1925 (see below; *The American Architect* 1925; *Architecture* 1922). The block is significant as an example of an uncommon building type associated with an important architect. Although altered, the building retains the key components of its design: the unusual footprint that takes advantage of the corner lot and the irregular roof line and chimneys that lends the appearance of an English cottage.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Architecture* (1922); *The American Architect* (1925)		
Photos:	Leynes, 9/20/2012		

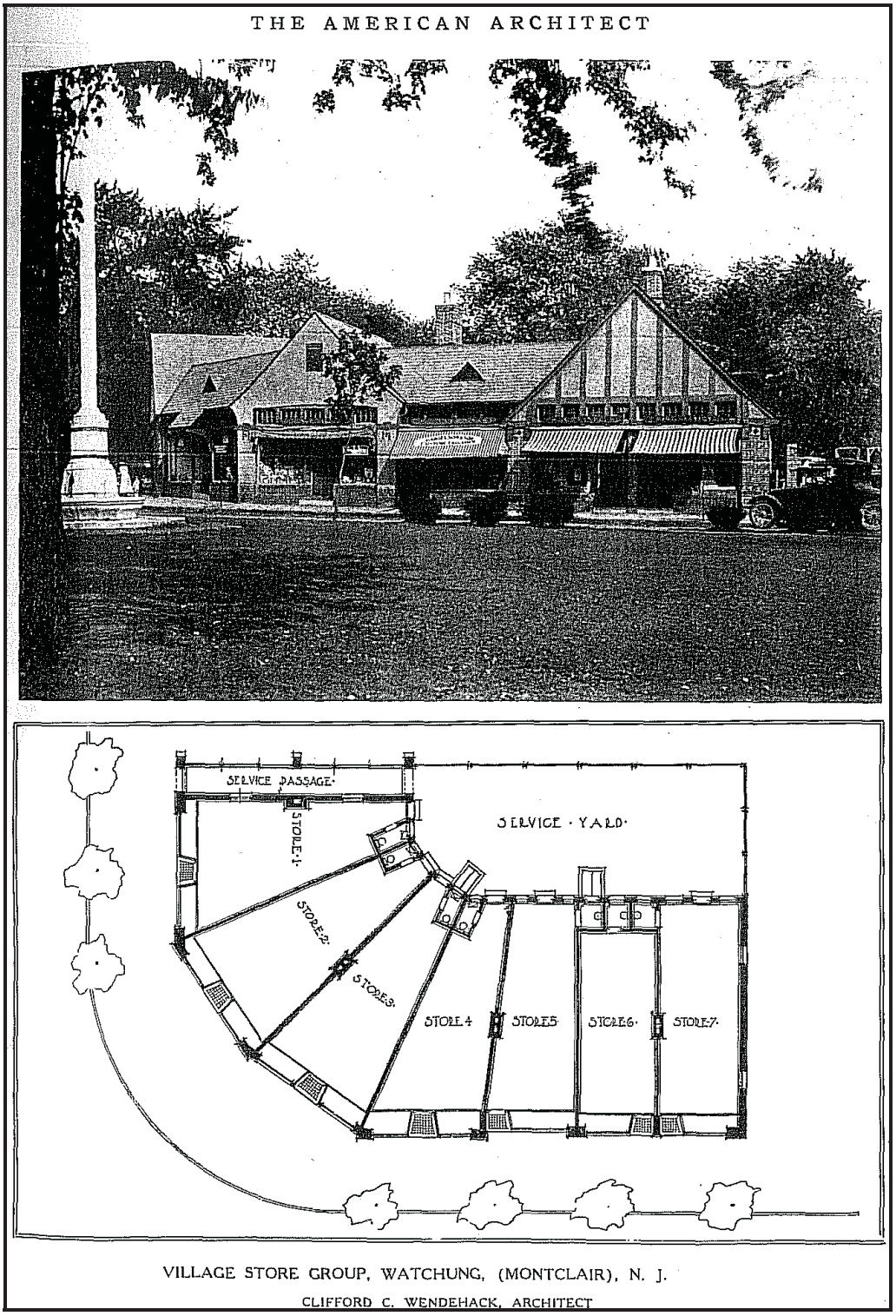
Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Architecture* (1922); *The American Architect* (1925)		
Photos:	Leynes, 9/20/2012		

Photos from 2007 Survey



Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Architecture* (1922); *The American Architect* (1925)		
Photos:	Leynes, 9/20/2012		



Photograph and plan of "Village Store Group"by Clifford C. Wendehack, published in *The American Architect* in October 1925. The same illustration was published in *Architecture* in June 1922.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Architecture* (1922); *The American Architect* (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 37 *(Low)* 41 *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 6

Building Details:

National Register: | State Register:

Present Use: Commercial | Historic Use: Commercial

Stories: Two | Bays: Four

Architect: Unknown | Year Built: 1921

Architectural Style: Patterned masonry | Physical Condition: Good

Exterior Finish: Brick | Roof Finish: Slate; built-up tar

Architectural Description: This one-part commercial block has a side gable roof with crossing gables at either end, forming a false front to the shed-roofed building. The building has a patterned brick exterior; windows on the second floor are replacement sash with original stone sills. The building originally contained two stores but was later modified for three storefronts. Entries are recessed and contain wood doors with glazing. The display windows retain the molded frames and have brick bulkheads. The north storefront has a false mansard above the display window.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 35 *(Low)* *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 5

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: One

Architect: Unknown Year Built: 1924

Architectural Style: None Physical Condition: Fair

Exterior Finish: Stucco; brick Roof Finish: Built-up tar

Architectural Description: This one-part commercial block has a brick facade that has been covered with stucco above the storefront. The central entry is recessed, and the windows and door are modern plate glass replacements with metal bulkheads under the display windows. The building has a fabric awning. Historic photos indicate that the building originally had a gabled parapet with a semicircular window above the storefront; the façade was altered after 1943.

Status: ☐ Key ☐ Contributing ☒ Harmonizing (altered) ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

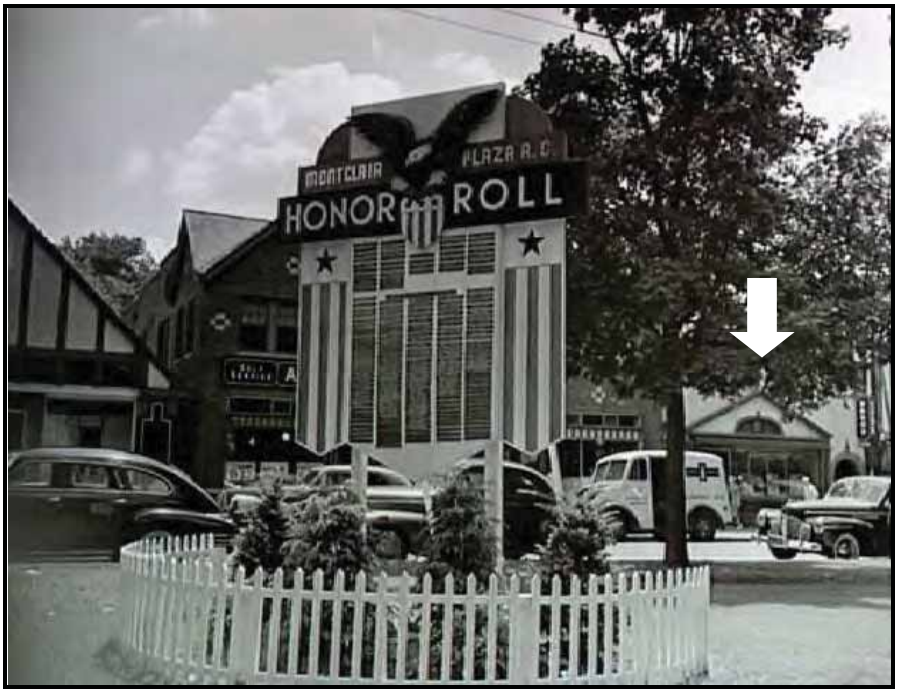
Sources: Price and Lee Company (1925)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Price and Lee Company (1925)		
Photos:	Leynes, 9/20/2012		

Photo from Montclair Public Library Photo Database



Watchung Plaza, 1943. The location of the subject property, which then had a gabled parapet, is indicated by the arrow.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Price and Lee Company (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Bradner Pharmacy

Street Address: *Street #:* 33 *(Low)* *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 4

Building Details:

National Register: 7/1/1988 State Register: 9/29/1986

Present Use: Commercial Historic Use: Commercial

Architect: Arthur Ramhurst Year Built: 1926

Architectural Style: Tudor Revival Physical Condition: Good

Stories: 2 Bays: 2

Exterior Finish Stucco; brick Roof Finish: Slate; built-up tar

Architectural Description: This Tudor Revival-style, one-part commercial block has a flat roof with parapet that gives the appearance of a side gable roof covered in slate. A prominent cross gable features half-timbering and a ribbon of five casement windows in copper frames on the upper floor, which is cantilevered over the first story and supported on heavy shaped wood brackets. The display window is centered beneath the gable; the original multi-light window has been replaced with plate glass. The arched entry is offset and centered beneath a pair of casement windows; both the door and window has a brick surround.

Status: ☒ **Key** ☐ **Contributing** ☐ **Harmonizing** ☐ **Non-Contributing**

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

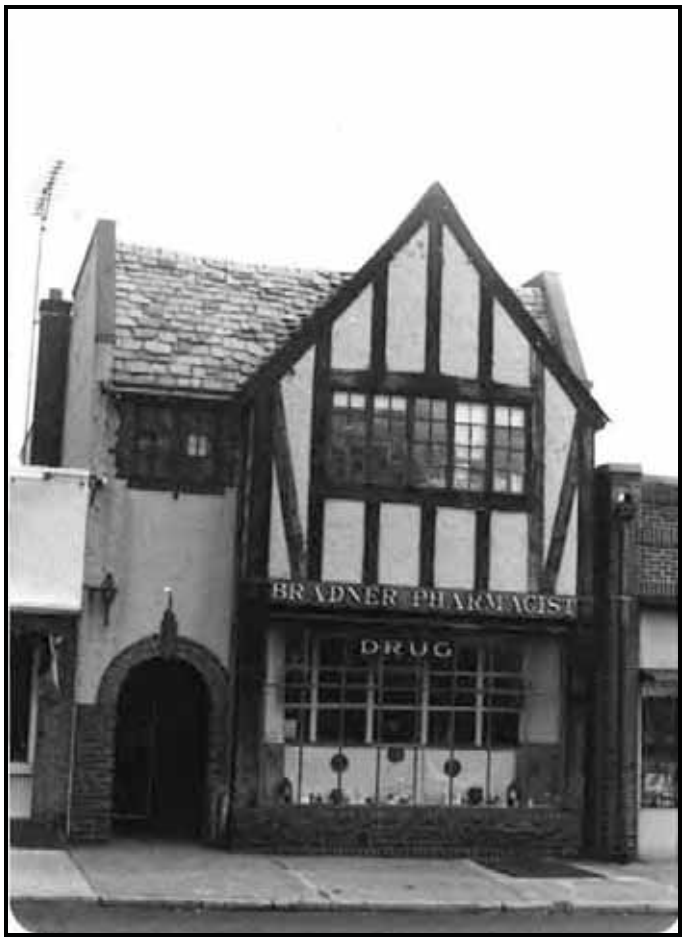
Organization: Richard Grubb & Associates, Inc.

Sources: Preservation Montclair (1982)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Photo from 1982 Preservation Montclair Survey



Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Preservation Montclair (1982)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 29 *(Low)* *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 3

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One and one-half Bays: One

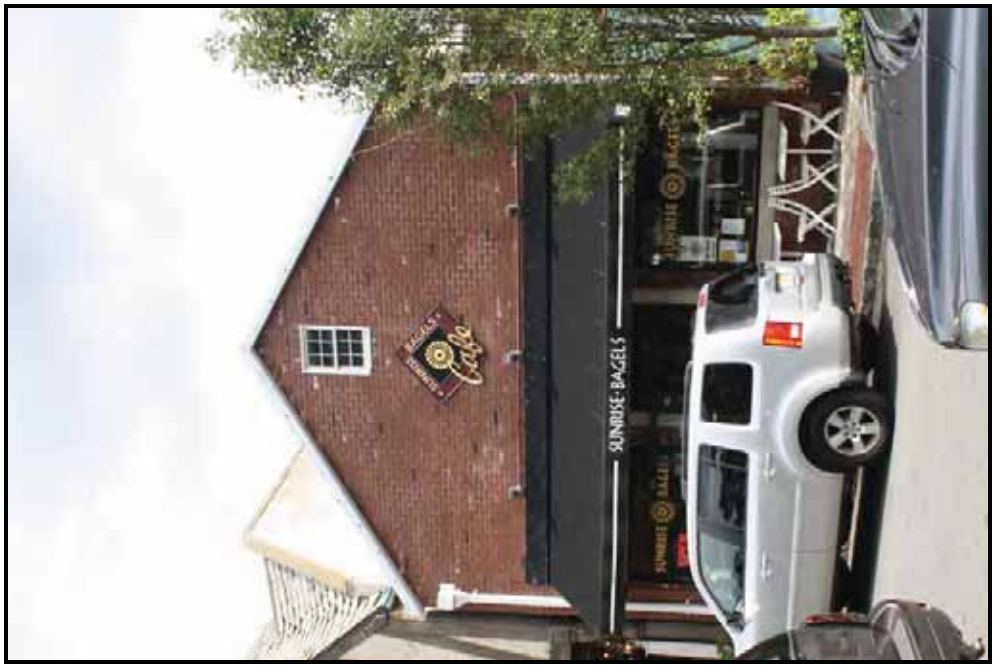
Architect: Unknown Year Built: 1926; altered c. 1990

Architectural Style: None Physical Condition: Good

Exterior Finish: Brick Roof Finish: Built-up tar

Architectural Description: The façade of this one-part commercial block has been extensively modified. It has a false gable parapet that rises above the flat roof of the building, which is constructed of concrete block. The brick façade has a 6/6 sash window in the gable end. A heavy wood lintel extends over the storefront. The central entry contains a plate glass doorway and is flanked by picture windows with concrete sills. The interior features a pressed tin ceiling. A 1981 photo of the building indicates that it formerly had a patterned brick façade, shaped parapet, and traditional storefront with central entry and display windows.

Status: ☐ Key ☐ Contributing ☒ Harmonizing (altered) ☐ Non-Contributing



Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

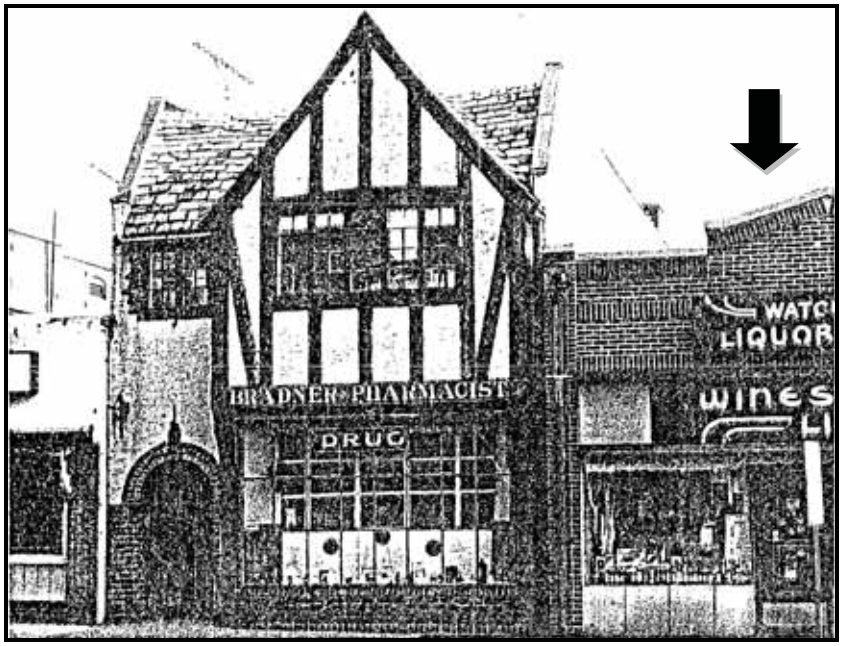
Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012); Preservation Montclair (1982)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Photo from 1982 Preservation Montclair Survey



29 Watchung Plaza is partially visible at right in this 1981 photo, as indicated by the arrow. Note the original patterned brick façade.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Preservation Montclair (1982)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 19 *(Low)* 27 *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 2

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Three

Architect: Unknown Year Built: 1924

Architectural Style: Patterned masonry Physical Condition: Good

Exterior Finish: Brick Roof Finish: Built-up tar

Architectural Description: This one-part commercial block was built to contain four stores but has been reconfigured as three. The building has a patterned brick exterior and a stepped parapet with coping. The original brickwork around the storefronts has been covered with stucco and the windows and doors replaced; however, the original pattern of recessed entries and display windows remains intact.

Status: ☐ **Key** ☒ **Contributing** ☐ **Harmonizing** ☐ **Non-Contributing**

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012); Price and Lee Company (1925)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Montclair National Bank

Street Address: *Street #:* 17 *(Low)* *(High)* *Street Name* WATCHUNG PLAZA

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 1

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: Two Bays: Five

Architect: John J. Jackson Year Built: 1924-1925

Architectural Style: Colonial Revival Physical Condition: Good

Exterior Finish: Brick Roof Finish: Asphalt shingle

Architectural Description: The Montclair National Bank is a Colonial Revival-style, one-part vertical commercial block. The building has a side gable roof and a brick exterior with two-story pilasters. The three central bays are set back from the façade, and colossal stone columns flank the entry, which features replacement plate glass doors and enclosed transom in a simple stone surround set beneath a clock. The building has a stone water table, and the front corners of the facade are chamfered. The gable roof is pedimented, and the copper cresting on the cornice has an anthemion motif. The windows on the façade originally were two stories tall; they have since been partially enclosed with brick between the first and second floors and the windows, replaced. A newspaper article about the bank opening indicates that the original doors were bronze.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: *Montclair Times* (1925)

Photos: Leynes, 9/20/2012

History: The Montclair National Bank was chartered in 1922 with capital stock of $100,000. R.H. Creyk was the bank's first president. In 1925, the Montclair National Bank opened this building on Watchung Plaza to serve as its primary offices. An article in the *Montclair Times* on June 20, 1925, described the building at its opening:

> In marked departure from the conventional architecture of banking structures, it has nothing of the monumental or prison-like aspect… The exterior is of tapestry brick in dark red shade in irregular setting, relieved by a heavy stone base and cornice. The main entrance is flanked by two massive stone columns which reach to the roof and on either side of the stone steps which lead up to the bronze doors… while the structure actually has two complete floors, the treatment of the long windows is such as to give the effect of a single room of large dimensions.

The article indicates that the building was designed by New York architect John J. Jackson; little information has been located about Jackson, although he also designed a dormitory building at the Peddie School in Hightstown, New Jersey.

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Montclair Times* (1925)		
Photos:	Leynes, 9/20/2012		

Photo from Montclair Public Library Photo Database

Montclair National Bank, no date. The original window configuration is evident in this photo, which also illustrates the original paneled bronze doors.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	*Montclair Times* (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 111 *(Low)* 115 *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 8

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Three

Architect: Unknown Year Built: 1922

Architectural Style: Patterned masonry Physical Condition: Good

Exterior Finish: Brick Roof Finish: Built-up tar

Architectural Description: This one-part commercial block has a patterned brick façade with a shaped parapet. The building contains three stores. The storefronts have all been modernized with plate glass windows and doors. A historic photo indicates that the original storefronts have recessed entries with multi-lights transoms, display windows, and brick bulkheads. An addition to the rear of the building, c. 1960, includes a storefront for the eastern store.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

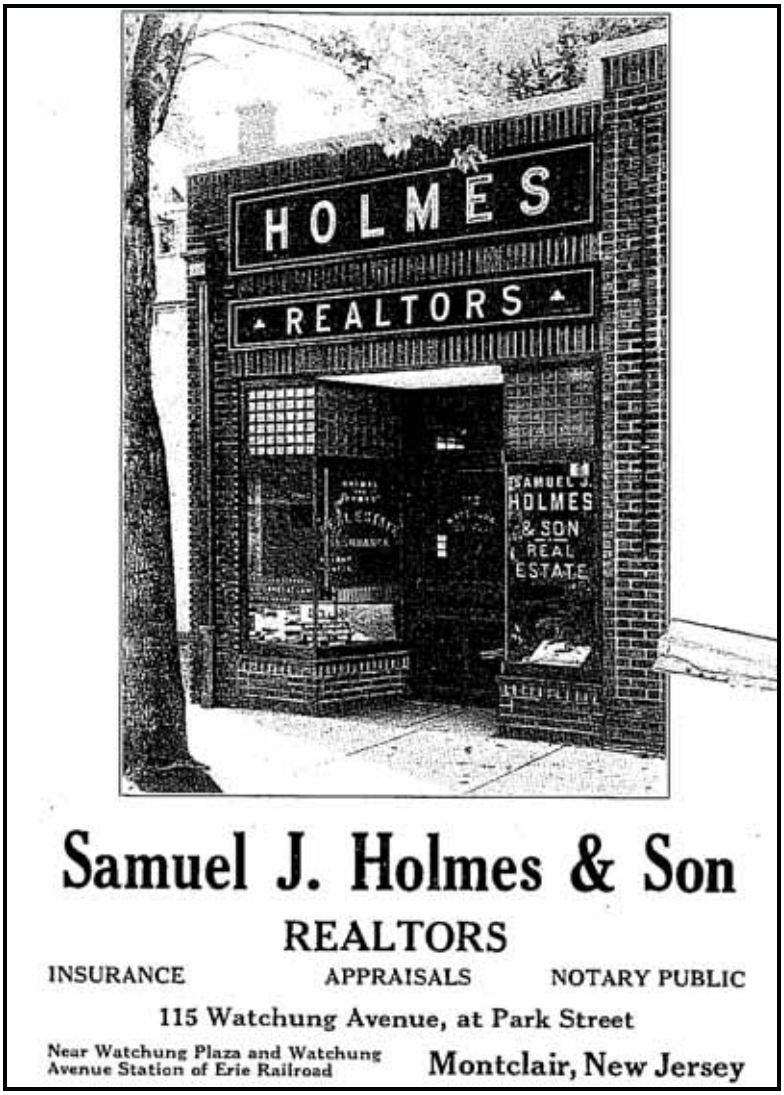
Sources: Montclair Tax Assessor (2012); Price and Lee Company (1923, 1924)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1923, 1924)		
Photos:	Leynes, 9/20/2012		

Photo from Price and Lee Company (1925)



This advertisement for Samuel J. Holmes & Son Realtors illustrates the original appearance of the storefront at 115 Watchung Avenue (Price and Lee Company 1925).

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1923, 1924)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 117 *(Low)* *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 9

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: One

Architect: Unknown Year Built: 1926

Architectural Style: None Physical Condition: Fair

Exterior Finish: Synthetic stone Roof Finish: Built-up tar; asphalt shingle

Architectural Description: This one-part commercial block has a one-story storefront with a flat roof and a two-story, gabled addition at rear. The exterior has been faced with synthetic stone, and the storefront is modern plate glass. The rear addition was constructed c. 1980 and has varied exterior materials.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012); Price and Lee Company (1925, 1929)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1925, 1929)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name: Mockler Hardware

Street Address: *Street #:* 119 *(Low)* 121 *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 10.01, 10.02

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Two

Architect: Unknown Year Built: 1922

Architectural Style: None Physical Condition: Fair

Exterior Finish: Brick Roof Finish Built-up tar

Architectural Description: This one-part commercial block was added in front of an existing, two-and-one-half-story frame dwelling. The first store was constructed in 1922, and a second was added in 1924. The additions have a flat roof, and the parapet of the western store (#119) is taller than the adjacent store. The façades are faced with brick and feature modern plate glass storefronts, constructed c. 2000. The house, which dates to c. 1900, has a cross gable roof, vinyl siding exterior, and replacement windows. An addition to the rear of the east storefront extends beyond the rear elevation of the house.

Status: ☐ Key ☐ Contributing ☒ Harmonizing (altered) ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Building Department (n.d.); Price and Lee Company (1920)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Building Department (n.d.); Price and Lee Company (1920)		
Photos:	Leynes, 9/20/2012		

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Building Department (n.d.); Price and Lee Company (1920)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 123 *(Low)* _____ *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 11

Building Details:

National Register: _____ State Register: _____

Present Use: Commercial/residential Historic Use: Commercial/residential

Stories: Two Bays: Five

Architect: Unknown Year Built: 1926

Architectural Style: Classical Revival Physical Condition: Good

Exterior Finish: Brick Roof Finish: Built-up tar

Architectural Description: This one-part commercial block has a symmetrical façade with two storefronts on either side of the central doorway to the upper floor. The building has a patterned brick exterior with a shaped parapet adorned at center with an oval cartouche surrounded by floral decoration. The second floor has triple replacement windows with brick lintels; a stone belt course extends across the façade below the windows. The entry contains a replacement door with transom and is framed by pilasters supporting a simple entablature. The storefronts are separated by pilasters and have been modernized to varying degrees. The two stores at the east end of the building have been combined; a recessed doorway survives in the central store. Another recessed door is located in the westernmost store. The adjacent storefront has a modified doorway but retains the original leaded glass transom windows.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012); Price and Lee Company (1925, 1929)

Photos: Leynes, 9/20/2012

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1925, 1929)		
Photos:	Leynes, 9/20/2012		

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012); Price and Lee Company (1925, 1929)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 127 *(Low)* *(High)* *Street Name* WATCHUNG AVENUE

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3402

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 12

Building Details:

National Register: State Register:

Present Use: Commercial/residential Historic Use: Commercial/residential

Stories: Two Bays: Five

Architect: Unknown Year Built c. 1925

Architectural Style: Tudor Revival Physical Condition: Good

Exterior Finish: Stucco; brick Roof Finish: Slate

Architectural Description: This Tudor Revival style, one-part commercial block features a side gable roof with crossing gables and gabled dormers, forming a false front to the flat-roofed building. The second floor and gables are stuccoed with half-timbering; second floor windows are triple replacements. The building corner at the intersection of Watchung and North Fullerton Avenues is chamfered and contains a modern plate glass door surrounded by stone quoins. The entrance to the second floor, which is centered on the north (Watchung Avenue) façade, is also surrounded by quoins. The storefronts have been modified to varying degrees. A one-story addition to the south elevation, c. 1940, created a storefront on North Fullerton Avenue. This addition has a flat roof, and the exterior is clad in brick and stucco.

Status: ☒ **Key** ☐ **Contributing** ☐ **Harmonizing** ☐ **Non-Contributing**

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Montclair Tax Assessor (2012)

Photos: Leynes, 9/20/2012

History: Although tax records indicate that this building was constructed in 1919, the address does not appear in city directories until 1929. The architect of the building is unknown, but the design bears similarities to the building at the corner of Watchung Avenue and Watchung Plaza designed by Clifford C. Wendehack. These similarities include the Tudor Revival design, gabled roof with crossing gables, small gabled dormers, stuccoed upper walls with half-timbering, and brick storefronts.

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

Photos from 2007 Survey

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Sources:	Montclair Tax Assessor (2012)		
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Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Montclair Tax Assessor (2012)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 48 *(Low)* 50 *(High)* *Street Name* FAIRFIELD STREET

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3403

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 25

Building Details:

National Register: State Register:

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: One

Architect: Unknown Year Built: c. 1925

Architectural Style: None Physical Condition: Good

Exterior Finish: Brick Roof Finish: Built-up tar

Architectural Description: This one-part commercial block has a front gable roof and is faced with brick. Pilasters on the corners of the façade rise above the parapet wall; both the pilasters and the parapet are finished with concrete coping. The modernized façade features a central entrance with sidelights and transom. The entry is flanked by three-part windows with transoms set beneath stuccoed panels. The gable end has a stuccoed finish.

Status: ☐ Key ☐ Contributing ☒ Harmonizing (altered) ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Price and Lee Company (1925)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Price and Lee Company (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 46 *(Low)* _____ *(High)* *Street Name* FAIRFIELD STREET

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3403

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 24

Building Details:

National Register: _____ State Register: _____

Present Use: Commercial Historic Use: Commercial

Stories: One Bays: Two

Architect: Unknown Year Built: c. 1925

Architectural Style: None Physical Condition: Excellent

Exterior Finish: Stucco Roof Finish: Built-up tar

Architectural Description: This vernacular one-part commercial block has a stucco exterior and a low-pitched gable roof with stepped parapet. The building contains two storefronts with a central recessed entry and replacement doors. The transoms have been enclosed, but the display windows retain their original configuration above the stuccoed bulkhead.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Price and Lee Company (1925)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Price and Lee Company (1925)		
Photos:	Leynes, 9/20/2012		

PROPERTY SURVEY FORM

Property Name:

Street Address: *Street #:* 42 *(Low)* 44 *(High)* *Street Name* FAIRFIELD STREET

County(s): ESSEX **Zip Code:** 07042

Municipality(s): TOWNSHIP OF MONTCLAIR **Block(s):** 3403

Local Place Name(s): WATCHUNG PLAZA HISTORIC DISTRICT **Lot(s):** 23

Building Details:

National Register:		State Register:	
Present Use:	Commercial	Historic Use:	Commercial
Stories:	One	Bays:	Three
Architect:	Unknown	Year Built:	c. 1930
Architectural Style:	None	Physical Condition:	Good
Exterior Finish:	Brick	Roof Finish:	Built-up tar

Architectural Description:

This vernacular one-part commercial block originally featured three storefronts which were later reconfigured into two stores. The building is faced with brick and has a low-pitched gable roof and a stepped parapet. The eastern storefront has a plate glass window with a recessed entry on its end. The central and western sections of the building were rehabilitated into a single store featuring an arched doorway flanked by a single large plate glass window on the east and two smaller windows on the west. Fabric awnings shade the windows on both storefronts. A one-story gabled storage building is located at the rear of the property.

Status: ☐ Key ☒ Contributing ☐ Harmonizing ☐ Non-Contributing

Survey Name: WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT **Date:** 9/2012

Surveyor: Jennifer B. Leynes

Organization: Richard Grubb & Associates, Inc.

Sources: Sanborn Map Company (1934)

Photos: Leynes, 9/20/2012

Photos from 2007 Survey

Survey Name:	WATCHUNG PLAZA HISTORIC BUSINESS DISTRICT	**Date:**	9/2012
Surveyor:	Jennifer B. Leynes		
Organization:	Richard Grubb & Associates, Inc.		
Sources:	Sanborn Map Company (1934)		
Photos:	Leynes, 9/20/2012		