

INTENSIVE-LEVEL ARCHITECTURAL SURVEY

WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
Township of Montclair, Essex County, New Jersey

WHEELER STREET SUPPLEMENT

FOR

TOWNSHIP OF MONTCLAIR
&
MONTCLAIR HISTORIC PRESERVATION COMMISSION
205 Claremont Avenue
Montclair, New Jersey 07042

BY

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Project No. 1915C

September 30, 2019

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ACKNOWLEDGMENTS

Connolly & Hickey would like to acknowledge the assistance of various individuals from Montclair and the State of New Jersey in the preparation of this report: Kathleen Bennett, Chair of the Montclair Historic Preservation Commission; Graham Petto, P.P. Secretary to the Commission; Jonathan Kinney, Historic Preservation Specialist 2 and Certified Local Government Coordinator for the New Jersey Historic Preservation Office; Andrea Tingey, Principal Historic Preservation Specialist 3 for the New Jersey Historic Preservation Office; and Kinney Clark, Geographic Information Systems Specialist for the New Jersey Historic Preservation Office.



The Montclair Wheeler Street and Oakcroft Residential Areas Survey was financed in part with federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Department of Environmental Protection, Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views and policies of the U.S. Department of the Interior.

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PROJECT DIRECTORY

PROJECT

INTENSIVE-LEVEL ARCHITECTURAL SURVEY
MONTCLAIR WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
Township of Montclair, Essex County, New Jersey

CLIENT

MONTCLAIR HISTORIC PRESERVATION COMMISSION
TOWNSHIP OF MONTCLAIR
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PROJECT FUNDING

Funding for this Intensive-Level Architectural Survey has been provided in part by the New Jersey State Historic Preservation Office through a Certified Local Government Historic Preservation Grant.

CONDITIONAL STATEMENT

The statements and opinions expressed herein are solely for the use and information of the Township of Montclair, the Montclair Historic Preservation Commission, the New Jersey Historic Preservation Office, and the National Park Service. The opinions reflect the professional judgment of Registered Architects and Historic Preservation Specialists performing services that are usual and customary. These services are performed with care and skill ordinarily used by other Registered Architects and Historic Preservation Specialists when dealing with similar historic resources at the same time and in the same or similar localities. Conclusions drawn in this report are based on those conditions and surfaces that were accessible to the unaided visual observations of the Architect. No warranties or guarantees can be inferred from, or implied by, the statements or opinions contained in this report.

EXECUTIVE SUMMARY

Report Title

Intensive-Level Architectural Survey for Montclair Wheeler Street and Oakcroft Residential Areas.

Survey Area

The survey area covers two distinct areas within Montclair Township, Essex County, New Jersey, which is located in the USGS Roselle quadrant. The Wheeler Street Residential (Wheeler) survey area is roughly bounded by Woodland Avenue, Willowdale Avenue, Lincoln Street and Maple Street and includes Wheeler Street and Monroe Place (Figure 1), and the Oakcroft Residential (Oakcroft) survey area is roughly bound by Oakcroft Avenue, Parkside, North Mountain Avenue, and Brookfield Road and includes all of Princeton Place, Godfrey Road and Carteret Street and a portion of Edgemont Road (Figure 3). The Oakcroft Residential area covers approximately 0.05 square miles (Figure 4) and the Wheeler Street Residential area covers approximately 0.02 square miles (Figure 2).

Report Production

The survey areas, as noted, are two distinct residential neighborhoods located in different areas of Montclair Township. In their review of the final draft of the summary report, the Montclair Historic Preservation Commission requested the reports for each survey area be generated as separate documents. As such, the Executive Summary, here, summarizes the survey process and findings and a separate supplement has been generated for the Wheeler Street and for Oakcroft. All or portions of the Executive Summary, List of Illustrations, Introduction, Research Design, and Historical Overview are duplicated in each supplement, but the descriptions, site-specific historical overviews, and recommendations focus on their respective survey areas.

Summary of Results

A total of 210 properties were surveyed, the majority of which were residential with a handful of commercial properties within the Wheeler Street Residential survey area. Of these, two properties in the Oakcroft survey area are listed on the New Jersey and National Registers of Historic Places as part of the Montclair Multiple Resource Area: 303 No. Mountain Avenue and 18 Princeton Place. There were no properties determined to be individually eligible for the New Jersey and National Registers of Historic Places or for local designation; the properties, except for those that are already listed individually, lend themselves better for listing as part of their respective districts. The Wheeler survey area should receive further study to determine eligibility for the New Jersey and National Registers of Historic Places as part of a larger survey area including Glenfield Park, the Glenfield Middle School, and more of Maple Avenue, which are local adjacent but were not part of the survey area. On its own, the Wheeler Street Residential area should be considered for, at a minimum, local designation for its association with the history and development of Montclair to provide affordable housing using moderately-dense building types for African-American migrants from the South, Italian immigrants, and on a lesser scale, immigrants from the West Indies (as termed in the U.S. Federal and New Jersey Census records). The Wheeler area reflects in its architecture a change in housing structure to provide a higher density while also maintaining a suburban scale through both its multi-family residences and the medium-scale apartment buildings. The Oakcroft area should also be considered, at a minimum, for local designation for its history and development as upper-middle and middle-class housing as part of the development of Anderson Park in the early-20th century; many of the houses were designed by architects and

EXECUTIVE SUMMARY

the houses have seen little change since original construction creating a cohesive whole reflective of its early-20th century appearance. For these same reasons, consideration should also be given to recognition of the area's history and development through the New Jersey and National Register programs; the preparation for such a nomination will require additional research into similar development patterns in Montclair, the Godfrey Land & Building Co., other building contractors, the architects that designed the buildings, and pattern books that may have been used by the building contractors.

Copies of this Survey Report are maintained at the Municipal Building in Montclair Township, New Jersey; the New Jersey Historic Preservation Office in Trenton, New Jersey; and at the offices of Connolly & Hickey Historical Architects, LLC in Cranford, New Jersey.

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INTRODUCTION

Project Overview

This Intensive-Level Architectural Survey was produced to identify potential historic districts or individual properties in Montclair Township, New Jersey for inclusion on the National Register of Historic Places or for local designation. The survey was performed in accordance with the New Jersey Historic Preservation Office's *Guidelines for Architectural Survey: Guidelines for Historic and Architectural Surveys in New Jersey* and the requirements established for Certified Local Governments (CLGs). The survey was performed by historic preservation consultants from Connolly & Hickey Historical Architects, LLC working with the Montclair Historic Preservation Commission.

The project consisted of a historic resources survey of two areas. The Wheeler Street Residential (Wheeler) survey area consists of 97 properties. The Wheeler Street area is located at the south end of Montclair Township, southwest of Bloomfield Avenue, which is the Township's main commercial thoroughfare; the survey area is roughly bounded by Woodland Avenue, Willowdale Avenue, Lincoln Street and Maple Street and includes Wheeler Street and Monroe Place. (*Figures 1 and 2*) The Oakcroft Residential (Oakcroft) survey area consists of 113 properties. The Oakcroft survey area is located in Upper Montclair within Montclair Township, southwest of Bellevue Avenue, a commercial thoroughfare in Upper Montclair; the survey area is roughly bounded by Oakcroft Avenue, Parkside, North Mountain Avenue, and Brookfield Road and includes Princeton Place, Carteret Street, and Godfrey Road and a portion of Edgemont Road. (*Figures 3 and 4*) The Wheeler Street Residential survey area includes both residential and commercial buildings, the majority of which are residential and date to the first 30 years of the 20th century with some exceptions. The area reflects the rapid growth at a relatively high density to accommodate immigrants and migrants from southern states that settled in Montclair for domestic, construction, factory and related jobs. The Oakcroft survey area includes residential buildings only, which were primarily constructed within the first 30 years of the 20th century to provide single-family residences on substantial lots to the growing middle and upper-middle classes that had moved to the region to take advantage of easy transportation to New York and Montclair's scenic beauty at the base of Second Mountain of the Watchung mountain range. The scope of work included a physical survey of the resources, photography, architectural descriptions, historic research, and determinations of eligibility and significance. The historic research was conducted at the Montclair Public Library, the Montclair Local History Center, as well as through several online sources.

Approximately 100 hours of survey fieldwork were conducted, which included filling out a survey form for and photographing each property. As with any outdoor fieldwork, the surveying was somewhat dependent on the weather, but otherwise there were no constraints. Due to the survey being conducted in the summer, vegetation was in full bloom and this sometimes made it difficult to fully view and/or photograph the resources. The resources were viewed only from the street; there was no access to properties themselves limiting descriptions to the front and readily visible portions of side elevations.

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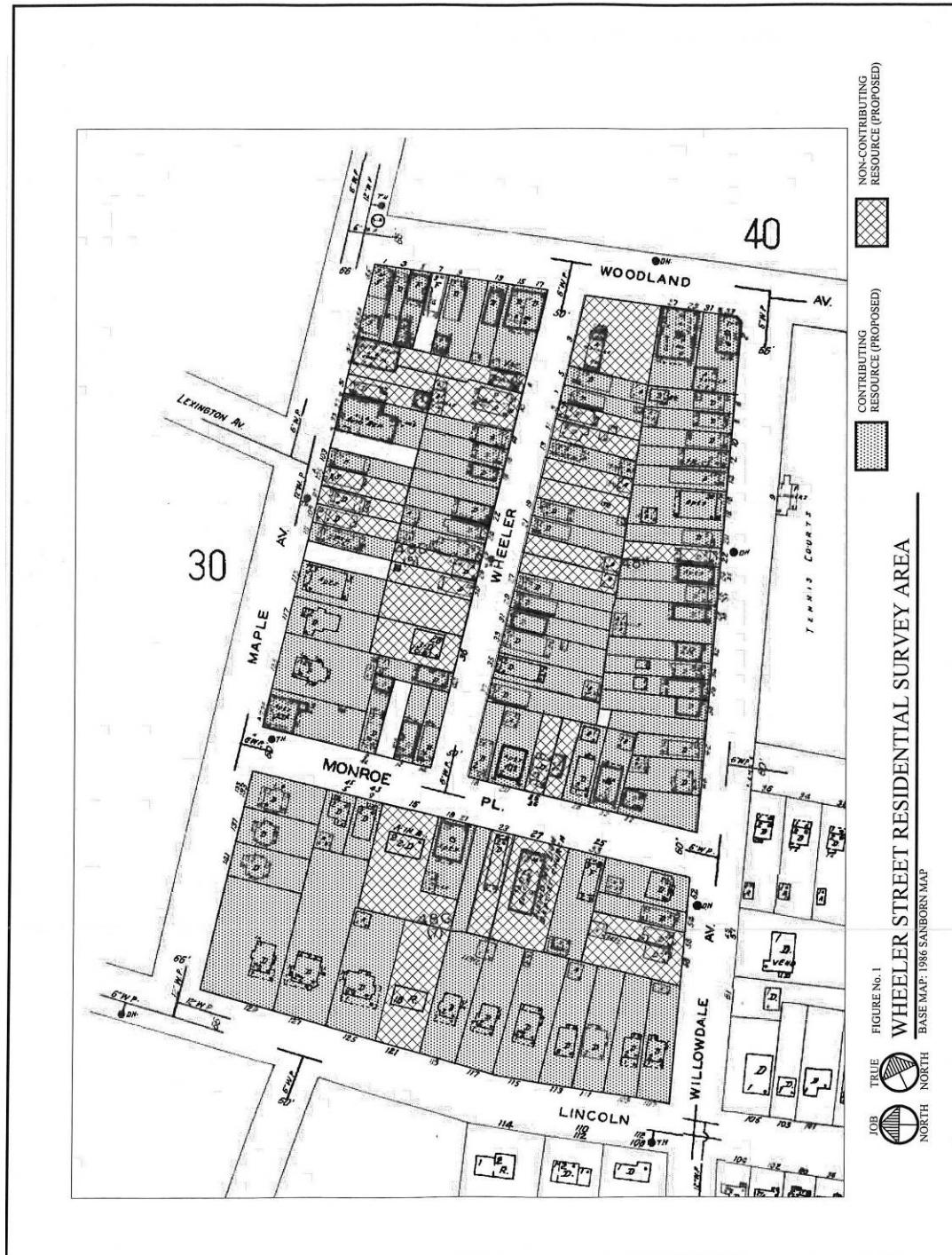


Figure 1
Wheeler Street Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

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Figure 2
Aerial View of the Wheeler Street Residential Survey Area

INTRODUCTION

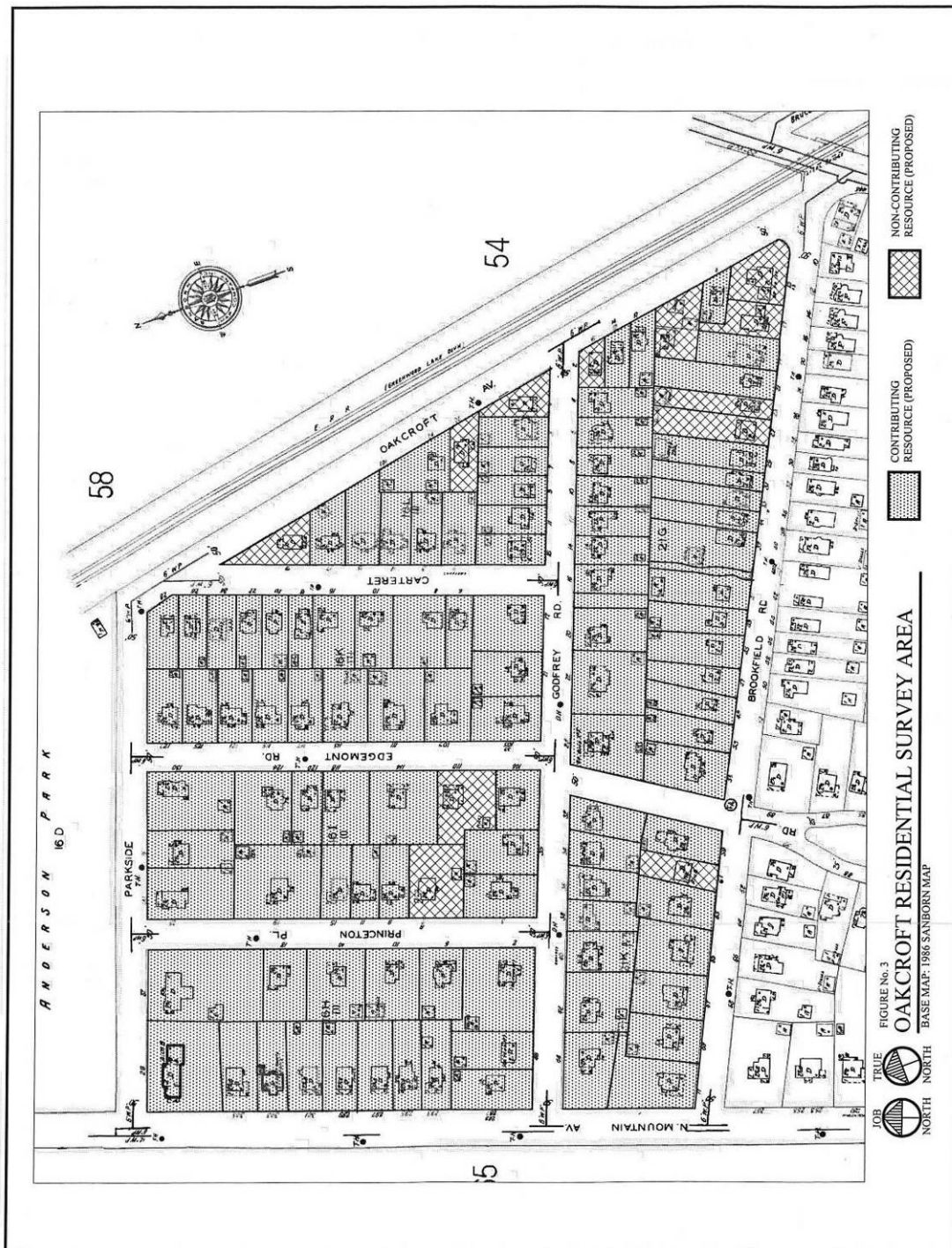


Figure 3
Oakcroft Residential Survey Area
(Credit: Sanborn Map Company, Inc., Fire Insurance Maps of Montclair, 1986)

INTRODUCTION



Figure 4
Aerial View of the Oakcroft Residential Survey Area

RESEARCH DESIGN

Objective

The objective of the Intensive-Level Architectural Survey was to identify potential individual properties or historic districts eligible for listing on the New Jersey and National Registers of Historic Places and/or for local designation.

Survey Area

The proposed survey area was determined by the Montclair Historic Preservation Commission and the New Jersey Historic Preservation Office based on a study conducted in November 2016 for the Historic Preservation Element of the (Montclair) Township Master Plan prepared by Building Conservation Associates, Inc. which surveyed 16 areas, six parks, and three streetscapes to determine historical and architectural significance; the Wheeler Street and Oakcroft Residential Areas were two that were deemed requiring further study. The Wheeler area was deemed worthy of additional study based on its development between 1910 and 1929 and having a denser urban character than the surrounding neighborhoods as it mostly consists of two-to-two-and-a-half story multifamily dwellings and apartment buildings built close to the lot line with small front yards and stoops. The Oakcroft area was deemed worthy of additional study based on its development between 1904 and 1946 as an ideal suburban residential development that has maintained its character through well-preserved buildings and streetscapes of large lots, deep front yards, low density, and tree-lined streets.

Methodology

After an initial project meeting with Kathleen Bennett, Chair of the Montclair Historic Preservation Commission; and Graham Petto, P.P. Secretary to the Commission, the consultants began research on the history and development of Montclair with a focus on the survey areas. This research was completed using historic maps and atlases; books on the history of Montclair, Bloomfield, and Essex County, and several online resources including but not limited to city directories, census research and newspaper articles. Once the consultants had a good understanding of Montclair, and specifically the survey areas, they began the survey fieldwork. Additional historic research continued concurrently while the fieldwork was underway.

Montclair Township GIS data and tax maps were used to create a survey form for each resource to be used in the field. A property-by-property survey of all resources was then completed in a logical progression through the survey areas. This included taking photographs of each property and writing notes on their form, fenestration, materials, style and setting. These notes were then used to write an architectural description and a description of setting for each resource, which were ultimately entered into the survey database. When possible, historic photographs and images, maps and newspaper information were used to determine the changes a property has undergone. Unfortunately, historic images were not available for most of the properties in the survey area, in particular that of the Wheeler Street area. The Montclair Township Tax Assessor provides a year of construction for all residential buildings in their data, and these dates were compared with historic maps and atlases and city directories to confirm their accuracy; this information proved to be accurate overall. Due to the strict time constraints of the project, more in-depth research and file review at the Township's Buildings Department and the Clerk's Office was not possible. The Planning Department holds the old building department index cards with a summary of the permits often from initial construction; these were reviewed for to confirm construction dates, to review ownership trends, and to

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help confirm changes seen during the field work. Additional research at the building department and clerks' office in order to help provide more concrete dates for when roads were laid out, subdivisions were created and buildings were constructed, but the available historic maps and atlases and the Township tax records were sufficient for gathering most of this information.

SETTING

Natural Environment of the Survey Area

Wheeler Street Area

The survey area is located in the South End of Montclair Township, to the southwest of Bloomfield Avenue and the Bay Street Train Station, which is located along Pine Street. Maple Avenue, which creates the northwest boundary of the survey area, is a mixed-use commercial and residential street, but because it is not a through street, it T-intersects with Lincoln Street, traffic is medium-to-heavy serving as a feeder from the surrounding blocks to and from Bloomfield Avenue. Montclair Township has several commercial districts within its six-plus square miles of land mass, but Bloomfield Avenue is considered its largest and the “center” of what was Cranetown. The Wheeler Street area is set to the south of Glenfield Park, an Essex County Park developed in the early-20th century when Toney’s Brook, occupying its northeast corner, ceased use for manufacturing purposes. Toney’s Brook is historically significant for its association with the limited manufacturing that occurred in Montclair in the 19th century and is one of the two streams within the township that supported residential and agricultural development in the 16th and 17th centuries. Located in the northwest corner of the park along Maple Avenue is the Glenfield Middle School. The main building was constructed in the late 19th century and is a fine example of a school building articulated in the Colonial Revival style. The five blocks that make the survey area include portions of Maple Avenue, Lincoln Street, Woodland Avenue and Willowdale Avenue. Maple Avenue, as noted previously, connects this area with Bloomfield Avenue. Woodland Avenue and Lincoln Street, which run in an east/west direction, connect Montclair with Glen Ridge. Willowdale Avenue, which runs in a general north/south direction and T-intersects with Woodland Avenue, is the near eastern boundary with Glen Ridge. Wheeler Street and Monroe Place, laid out c. 1906 around the time Glenfield Park was developed, are contained within the four surrounding streets. The grade rises from Glenfield Park to the north up to Lincoln Street to the south, and from Willowdale up to the west along Monroe Place so that the change in grade is most prominently evident at the intersection of Wheeler Street and Monroe Place. Other than Maple Street, the survey area is composed primarily of a dense mix of multi-family residences and apartment buildings with a handful of single-family residences at the south end of the survey area along Willowdale and Lincoln Street. This mix of building types does create a more staggered rhythm of the buildings along Maple Avenue and Monroe Place as the residential buildings tend to be set back from the street where the apartment and commercial buildings are set at the sidewalk. The setbacks along Wheeler Street, Willowdale Avenue, and Lincoln Street tend to be more consistent with those along Lincoln Street with greater setbacks to create front lawns of some substance. In terms of scale, the residential houses tend to be two-story or two-and-a-half stories in height with a mix of rooflines and the apartment buildings, which range in breadth, are typically also two stories with partially exposed basements. Their floor-to-floor heights, however, are taller making their overall massing greater than the residential house units in both breadth and height. The apartment buildings tend to have low-slope roofs set behind parapets.

The streetscapes typically have concrete sidewalks on both sides with a grassy median between the sidewalk and the Belgian block street curbing. Deciduous shade trees line the grassy median. All the electricity comes from overhead lines set within the grassy median and there is overhead street lighting attached to the utility poles.

SETTING



Figure 5
View looking west toward Monroe Place from Woodland Avenue along Wheeler Street.
(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 6

View looking northwest toward at Willowdale Avenue with the Freeman Tennis Club to the left and the properties along Willowdale Avenue on the right-hand side of the image.

(Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 7

View looking south along Monroe Place from just above the intersection with Wheeler Street, located to the left. Note the rise in the grade at this location along Monroe Place. (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 8

View looking northeast toward the east side of Lincoln Street. (Image taken by: Margaret M. Hickey, AIA)

SETTING



Figure 9

View looking northwest along Woodland Avenue at 33 and 27-29 Woodland Avenue, which are set across from Glenfield Park. (Image taken by: Margaret M. Hickey, AIA)

SETTING

Built Environment of the Survey Area

Wheeler Street Area

The majority of the housing stock found throughout the survey area is a fine representation of early-20th-century suburban residential architecture leaning more toward an urban density based on the prevalence of multi-unit buildings versus single-family residences. The buildings date primarily from 1910 to 1929 except for the single-family residences along Lincoln Street; most of these were constructed a few years prior to 1910. The housing represents a simple articulation of architectural detailing with greater prevalence on classical detailing and a few examples of the eclectic styles, such as the Queen Anne and Colonial Revival styles, which used more ornate features. The majority of buildings within the survey area retain the distinguishing characteristics of their type, style and method of construction; they also retain distinctive features such as gables, gambrels or dormers, parapet detailing, porches, their overall massing, fenestration patterns, and their relationship with the street and their neighbors. There are a few buildings that are newer construction two on the west side of Wheeler Street, and there are several that have had their facades modified stripping them of their traditional finishes and fenestration patterns. There are several buildings with rear additions, but most are hardly visible since the buildings maximize the narrow lots making the rear of the properties not visible from the street. The use of synthetic siding and/or replacement windows and the enclosing of previously open or partially-enclosed front porches is common; the replacement of windows being the most common. Although historic districts tend to deal more with outside architectural appearance and less with the development of the “plan,” the architecture in this survey area is more about the plan; specifically, how the plans are stacked to maximize the narrow lots and to meet the demand for affordable housing in what developed, historically, as a middle- and upper-middle class suburb as seen in the architecture of the neighborhoods that developed north of this survey area.

HISTORICAL OVERVIEW

Developmental History of Montclair

Montclair Township, a railroad suburb located along the First Watchung Mountain, has seen consistent and prolific development through much of its history with the majority of the residential areas remaining fairly static from the early-to-mid-20th century, while portions of the commercial areas, particularly those in the vicinity of Bloomfield Avenue, seeing significant high-density development through the last few decades of the 20th century and into the present century. While much of the Township reflects its development from the late-19th century through to today, Montclair's history dates to the 17th century. The current boundary of Montclair was part of the survey land located west of present-day Newark through to the ridge of the Watchungs performed by Jasper Crane in 1675. Crane and his family were descendants of early settlers to Connecticut that moved to and began to develop land in what are present-day Newark, the Oranges, Bloomfield, Belleville, Nutley, and Montclair in the mid-17th century. Montclair, initially referred to as Cranetown and included portions of present-day Glen Ridge and Bloomfield, was developed as populations in Newark increased. A "highway" was ordered to be laid from Newark as far as the mountain in 1681 and it is believed that development began around that time. Development formed around the two streams that stemmed from the Watchungs: Second River (later known as Toney's Brook) flowed through Cranetown in a southeasterly direction toward present-day Bloomfield (near Bloomfield Avenue), and Third River, which flowed from the northeast to the northwest into Bloomfield (nearer present-day Nutley). Both rivers discharged to the Passaic River (at present-day Belleville). By 1697, there were at least a few residences at the head of the Second River owned by early settlers, such as Jasper Crane, Thomas Huntington, Samuel Kitchell, and Aaron Blatchley as noted when Azariah Crane applied for a tannery near their homes.¹ Whittemore, in his 1894 *History of Montclair Township*, names numerous properties throughout present-day Montclair that had at least been surveyed by their owners by 1700 but not necessarily developed, so there were only a handful of residents in the area into the early-18th century in Cranetown.

Throughout much of the 18th century, the area was settled for agricultural purposes and maintained a strong connection with Newark for goods and services, so growth was slow. However, it was not until after the American Revolution, during the growth toward economic independence regionally, that manufacturing, in the form of mills, developed along the two rivers. Israel Crane, a descendent of the original settlers, was the first to develop a cotton and woolen mill along Toney's Brook in 1812. In 1830, a local was quoted as noting that the Second and Third Rivers were a main source for the township's wealth and for its conversion into a primarily manufacturing village.² Development was also helped by the construction of the Newark and Pompton Turnpike in 1806, which helped to bring new residential and business development to the region. With this growth, the area had been renamed West Bloomfield in 1812 after Bloomfield separated from Newark. Because West Bloomfield was part of Bloomfield proper, most statistics reference both areas. However, the numbers are still significant; by 1832, the village of Bloomfield and West Bloomfield "contains about 1,600 inhabitants, above 250 dwellings, 2 hotels, an academy, boarding school, 4 large common schools, 12 stores, 1 Presbyterian Church, 2 Methodist churches, [one in Bloomfield and one in West

¹ Henry Whittemore, *History of Montclair Township. New Jersey; including the history of the families who have been identified with its growth and prosperity*, (New York: The Suburban Publishing Company, 1894), 20-21.

² Whittemore, 37.

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Bloomfield]; a very extensive trade,”³ which included tanning, shoemaking, hat making, “and the following manufactories are considered annexed to the town – two woolen factories, 1 mahogany saw mill, 1 cotton mill, 1 rolling mill, 1 calico print works, 2 saw mills for ordinary work, 1 paper mill, 1 grist mill.”⁴ The introduction and expansion of manufacturing helped spur a change in the region from one of agriculture to one of increased manufacturing, but it was the introduction of the railroad that had the greatest impact to the region by spurring increased residential development for the wealthy and middleclass who were attracted to the “healthfulness of the locality and the beauty of its surroundings.”⁵

The development, known originally as Cranetown, is only a part of the history of the development of Montclair Township in the 17th, 18th and early-19th centuries. While settlers from Connecticut were moving west from Newark to develop Cranetown, a large Dutch settlement was established in what is most of present-day Passaic County and included the portion of the town from present-day Watchung Avenue to the borders of Cedar Grove to the west and Clifton to the northeast. Numerous histories note (and appear to repeat each other) that the Dutch laid out their farmland in “parallel strips along the northern Newark border back to the mountain.”⁶ This area, currently referred to as Upper Montclair, was originally called Speertown, presumably after the Speer Family that owned a large amount of property in the area that is currently Montclair State University, the mountain range toward Cedar Grove, and the land east and west of Valley Road including Mt. Hebron cemetery. The two communities were connected by present-day Valley Road (also referred to as Speertown Road). According to one publication, in 1834 Speertown had “20 to 30 dwellings, one tavern, a Dutch Reformed Church, and a school,”⁷ which was over a relatively large area reinforcing the understanding the village was primarily made up of family farms. Similar to many Dutch settlements in northeastern New Jersey, development was slow in most communities with a focus remaining on agricultural pursuits and aligned manufacturing, such as saw and grist mills, to support the local community well into the mid-19th century. For some communities, such as for the Dutch in Speertown, change in development was spurred by the arrival of the railroad; for others, despite integration with other communities with different cultural backgrounds, the increased reliance on the automobile, such as in towns located on the west edges of Bergen and Passaic Counties, was the driving force for suburban development.

With the introduction of the railroad in 1856 through the construction of the Morris and Essex Railroad, development in the region was focused more in West Bloomfield since the rail line connected West Bloomfield with Newark and ferry terminals to the east. With successful manufacturers, well-established educational institutions, and a long-established residential base in West Bloomfield, the introduction of the railroad may have been seen as a natural outgrowth of the work that preceded it.⁸ Local residents encouraged its construction knowing it would increase property values and spur residential growth. The area was renamed Montclair in 1860, and in 1868 it separated from Bloomfield to form its own government. According to the “Historic Resources of Montclair Multiple Resource Area,” initial increased development

³ Whittemore, 38.

⁴ Whittemore, 38 – 39.

⁵ Whittemore, 39.

⁶ Eleanor McArey Price, “Historic Resources of Montclair Multiple Resource Area”, National Register of Historic Places Inventory-Nomination Form, (Montclair, NJ: Preservation Montclair, 1986), Section 8, page 5.

⁷ Price, Section 8, page 5.

⁸ Price, Section 8, page 13.

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was adjacent to the railroad stations and the new homes were of modest size built in some of the popular styles of the mid-to-late-19th century, such as Gothic Revival, Carpenter Gothic, Italianate, and Second Empire.⁹

For Upper Montclair, there was some focused development along Bellevue Avenue and Speertown Road by the mid-19th century. However, it was not until the introduction of the Greenwood Lake Railroad in 1873 that the village became a commuter suburb and began its integration with the region formerly known as Cranetown. It was at this time, with four railroad stations within the Montclair Township boundaries, that residential development grew even more rapidly, eventually touching most of the town by 1920; the last spurt of development for those areas that remained farmland occurred in the 1940s and 1950s, essentially capped by the growth and importance of the automobile. From the 1870s through to the Great Depression, the majority of the township was developed to attract wealthy and upper-middleclass residents; a few select areas developed for the working class that supported the waning manufacturing but mostly to house the servants that worked for these newly arrived upper and middle-class families. Simultaneous with the residential development came an increased demand for civic structures, religious institutions, and commercial areas. Between 1890 and 1920, several churches supporting a variety of denominations were constructed, with many churches and parish centers designed by the leading architectural firms of the period.¹⁰ Since the Township was expansive, 6.3 square miles, and included the two villages of Speertown and Cranetown, commercial structures were built in clusters including Watchung Plaza, Upper Montclair, along Bloomfield Avenue creating a central business district, Grove Street, and in the vicinity of Pine Street at Glen Ridge Avenue and Bay Street. The commercial buildings from the late-19th to the early-20th century in each area were spaced close together and were of one to three stories except along Bloomfield Avenue where taller structures were found intermittently. Some were a mix of commercial buildings on the ground floor and apartments above with single and multi-family dwellings on the peripheral streets, especially along Bloomfield Avenue, Grove Street, and near Pine Street; these served as a buffer to neighborhoods that were predominantly made up of single-family residences. Newer immigrant communities, such as Irish in the mid-to-late-19th century and the Italians in the late-19th century, were relegated to these more densely populated areas, which later transitioned to predominantly African-American neighborhoods by the early-to-mid 20th century.

Although broad generalizations with regard to immigration in Montclair, the Irish worked in the limited manufacturing along Toney's Brook before Wheeler's Mill was closed in 1887 and the Italian immigrants were masons and other construction laborers contributing to the extensive building of the township's infrastructure, residences, and commercial structures. The African-American community was predominantly migrants from the southern states who came to Montclair for the various forms of employment available. According to the *Montclair African-American History Resource Guide* prepared for the Montclair Public Library, African-Americans came to Montclair to work not only as domestic help for the growing wealthy families in Montclair and surrounding towns but for other employment. Oral histories performed as part of that study showed workers in both the public sector as teachers, firefighters, and postal workers, and in the

⁹ Price, Section 8, page 22.

¹⁰ Price, Section 7, page 179.

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private sector as secretaries, chemists, bankers, nurses, and numerous others.¹¹ Many workers were often the first to hold their position in town. Montclair also offered opportunities for private business especially on Bloomfield Avenue and in the South End. Despite these opportunities, these new migrants and their growing families experienced racism and, in particular, segregation in housing and business, creating distinct areas that were predominantly African-American. These residential patterns and segregation practices created four predominantly African-American neighborhoods: the South End, Frog Hollow, Pine Street, and North Fullerton/Forest Street.¹² Clubs and social organizations for African-American men and women were formed in the first half of the 20th century, such as veterans' organizations, sporting groups, civil rights and activist organizations, social halls, and business associations, to name a few. The African-American YWCA, founded in 1912, was the first YWCA charter given to African-American women in the United States.¹³

Residential growth was prolific Township-wide in the late-19th and early 20th-centuries and centered on the four train stations, but construction of a trolley line in 1898, which took years to develop from its initial charter in 1894 due public opposition, helped to better connect the former villages of Cranetown and Speertown, the working class with their more affluent neighbors, and Montclair residents with their neighbors in Glen Ridge and Caldwell. The rapid increase in residential construction at the turn of the 20th century is seen in the census data between 1900 and 1910. The population in 1900 was just under 14,000 and by 1910 had exceeded 21,000 people. As the areas around the train stations were built out, development spread to former agricultural land along the base of the mountain in Upper Montclair and at the south end of the Township. Where in the mid-19th century the architecture was typically vernacular in nature with only a handful of known architect-built residences, at the turn of the 20th century residences, civic buildings, churches and other construction was guided by architects, many of whom made Montclair home and were considered prominent in their field at the time. Numerous buildings were published in the professional journals touting their designs or the innovative use of the new technologies being employed in construction. The "Historic Resources of Montclair Multiple Resource Area" prepared in 1986 sufficiently summarizes the importance of the architecture and the numerous designers and builders who contributed to Montclair's architectural aesthetic and "contribute to the quality of the residential architecture."¹⁴ The homes in the wealthier communities tended to employ the popular architectural styles of the period, with Tudor Revival, Colonial Revival, Shingle, Queen Anne, and Craftsman being the most prevalent. The use of plan books and simplified versions of the styles were also used for single-family residences that were constructed by developers for the newly arriving middle-class families. These developments strived to offer the same quality of construction and architectural styling as the larger architect-built homes but on smaller lots for more affordable prices.

In the immigrant and the growing African-American neighborhoods of the early-20th century, two- and three-family residences and low-rise walk-up apartment buildings were being constructed to meet the demands and to provide affordable housing. The multi-family houses were typically two to two-and-one-half stories

¹¹ Elizabeth Shepard, Ed. & Author, Asantewaa Gail Harris, Kenneth French, Co. Authors, *Montclair African-American History Resource Guide*, (Montclair, NJ: Montclair Public Library, 2002), 128.

¹² Shepard, 123.

¹³ Shepard, 42.

¹⁴ Price, Form, 3.

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and featured either a common entrance or two separate entrances, a front porch or stoop, private living facilities, typically one unit on the first floor and additional units on the upper floors, simple (repetitive) floor plans, and simple detailing but reflecting a residence rather than an apartment building. The low-rise walk-up apartment buildings reflected a departure from the tenement buildings found in neighboring cities in the 19th century by offering improved window exposure, better plan layouts including private kitchens and baths, and repetitive layouts along a double-loaded corridor at each floor level. They were often constructed to maximize the property by building on or close to the property line and therefore often lacked fenestration on their side elevations to allow for other construction to abut. Nationally, and this could be applied to Montclair, both the multi-family residences and the low-rise apartment buildings were constructed to provide housing to working and middle-class families and a building solution to address the needs of rapid expansion. These buildings afforded an efficient use of land that was becoming scarce in rapidly developing suburbs while also taking advantage of the availability of public transit and infrastructure. Often the architecture was articulated using the popular architectural styles from the period but in a simpler form. It was the execution of these buildings in plan form, repetitive and with only basic accommodations that made them both desirable and affordable to working- and middle-class individuals and families.¹⁵

The diverse architecture in terms of scale and use of style elements in Montclair in the upper and middle-class neighborhoods as well as in the working-class neighborhoods led to interesting, full-formed streetscapes by the mid-20th century. Montclair faced some stagnation in the 1970s through to the early 2000s brought about by the lack of newly buildable land forcing residential growth to move west in most of the state's early railroad suburbs, the fact that large houses were sometimes difficult to maintain due to high living and energy costs, and other national economic influences. Since the early 2000s, the Township has seen extensive growth particularly along its commercial center, Bloomfield Avenue, and some of the smaller commercial areas, such as Pine Street, due to improvements in rail transportation to New York City and an increase in high and moderate-rise apartment buildings that have spurred investment in commercial properties, investments in arts and cultural institutions, investment in individual homes as an outgrowth of higher property values, and an interest to maintain Montclair as a desirable residential community.

Development of the Wheeler Area

The Wheeler Street survey area sits on the north boundary of Glen Ridge and is bounded by Woodland Avenue to the east, Willowdale Avenue to the south, Lincoln Street to the west, and Maple Avenue to the north and is located only a few blocks west of Bloomfield Avenue. The survey area was little developed until the early-20th century when the properties were laid out and multi-family two-story residences and low-rise apartment buildings were constructed primarily between c. 1910 and 1929 along these blocks. As noted in the historical overview, Cranetown was primarily an agricultural community well into the early-19th century relying on Newark for most of its manufactured goods and services. Although this agricultural development occurred near the region's two rivers, Second River and Third River, there was little evidence of significant commercial activity until Israel Crane, a descendent of the original Connecticut settlers to Cranetown, developed a cotton and woolen mill along Toney's Brook circa 1812. Israel Crane, according to Whittemore,

¹⁵ Sally F. Schwenk, "Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri", National Register of Historic Places Multiple Property Documentation Form, (Kansas City, MO: Sally Schwenk Associates, Inc., 2007), Section E, pages 30 – 32.

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was already involved in milling in Paterson with Charles Kinsey since 1801.¹⁶ The West Bloomfield Manufacturing Company was established c. 1812 by Crane, Daniel P. Beach, E.P. Stiles, Michael Cockfair, Peter Doremus and possibly others, and two mill buildings were constructed for the production of cotton and woolen goods.¹⁷ These buildings were located in the area of present-day Glenfield Park along Toney's Brook. The length of time of operation is unknown but by 1827, the site was leased to Henry Wilde and Sons for the manufacture of broadcloths, that is, plaid shawls. Wilde was apparently from Yorkshire England and had worked in the milling business there before moving to the United States. Again, according to Whittemore, the company employed approximately 100 people, many of whom came from England. The waterpower of the brook was used for the spinning and carding¹⁸ of the wool while the workers created the final product on hand looms.¹⁹ As noted previously, the water output from Toney's Brook made milling in the region in the 17th century undesirable and this remained an issue in the early-19th century; the waterpower output was insufficient, so Wilde changed to a lighter weight fabric and switched to producing flannel. The company was impacted by the national financial panic in 1837, the senior Wilde withdrew from the company in 1839, the name was changed to Wilde, Faulkner & Co., and production changed to making calico prints²⁰. Manufacturing of cotton fabrics continued until 1853.²¹ One of the mill buildings burned but the remaining structure was leased to Grant J. Wheeler in 1856. Crane, Wheeler & Co. manufactured paper and oakum but this only lasted a year and the company was reorganized under the name J. G. Wheeler & Co. to manufacture straw board. Apparently, Wheeler and his partner, James C. Beach, invented the process but due to conflicting patents and other hindrances, the business operations ceased in 1887 in Montclair.²²

Based on the historic maps, in 1881, Wheeler's factory buildings were located on the south side of Bloomfield Avenue near Maple Avenue, and Wheeler owned the entire survey area from Woodland to Lincoln and Willowdale to Maple as well as other property adjacent to this block. By 1890, there is little change despite the loss of the company, whose buildings are still shown on the map. Reviewing the 1906 Essex County Atlas by A.H. Mueller and the 1907 Sanborn maps, there is a distinct change from Bloomfield Avenue to Lincoln Street. The property along Bloomfield at the corner of Maple Avenue is still owned by the Wheeler Company but most of the buildings are gone. The Maple Avenue School (currently the Glenfield Middle School), which was constructed in 1896, is shown to the south of the Wheeler property in the same block. The southwest corner of Maple Avenue and Woodland is laid out for new lots on property owned by James C. Beach but no buildings are indicated. Mid-block on the north side of Woodland on property formerly owned by Wheeler there is an odd-shaped plot layout with a street, Grove Place, running to the south of the school and along that a dead-end block, named Center, was created, plotted and a few frame buildings constructed. Beyond Grove Place to the east is a building called the Montclair Poor Farm. Within the survey area, Wheeler Street has been cut through, the plots for future construction have been laid, and there are several buildings constructed along Lincoln Street and one building near the corner of Monroe Place along Maple Avenue.

¹⁶ Whittemore, 35-36.

¹⁷ Whittemore, 36.

¹⁸ Carding is a mechanical process that disentangles, cleans and intermixes fibers to produce a continuous web or sliver suitable for subsequent processing.

¹⁹ Whittemore, 36.

²⁰ A cotton fabric with a printed pattern.

²¹ Whittemore, 36 - 37.

²² Whittemore, 37.

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There is a definite path for development in the area, it appears. However, by 1909 when the Ward map is created by the Interstate Map Company, the entirety of the block at the corner of Woodland and Maples Avenue is now Maple Avenue Park and the proposed development on John Beach's property, the Montclair Poor Farm building, and those small frame buildings on the proposed Center street are gone. The park buildings were constructed c. 1910 after Montclair had given the park to Essex County. Essex County incorporated it into their park system, which was designed by the renowned landscape architecture firm, the Olmstead Brothers. The park buildings were designed by F.A. Wright.²³ According to *Montclair African-American History Resource Guide*, the children of the residents of the survey area attended this school until they reached high school age before the Montclair school system was integrated.²⁴

Along Lincoln Street and the south end of Maple Street near Lincoln, single-family homes were constructed before the streets around Wheeler were developed. By the time of the 1910 census, these typically remained single-family residences either rented or owner-occupied to white-collar workers. Many had maids who were from Europe. 127 Lincoln Street was owned by Alfred Sidman, who was an accountant for a rubber company, his son was a mechanical engineer, and his sister-in-law, who lived with his family, was the principal at a school. The other single-family homes include 95 and 141 Maple Avenue; 115, 117, 119, 127, 125, and 129 Lincoln Street.

Based on the 1910 Census and the 1910 and 1912 Directories, there were only a handful of residences on each of the streets within the survey area, except for Lincoln Street, which was almost fully developed. The houses, when constructed, were primarily either owned by Italian immigrants who then rented their other apartments to African Americans who were predominantly from the southern states, such as North Carolina, Virginia, and Maryland, or were entirely rented to African Americans, also from southern states. The owners and tenants were predominantly laborers either in construction or as domestic workers. Both the Italian immigrants and the African-American families also took on boarders with sometimes upwards of nine people living in one rental unit when counting head-of-house, spouse, children, and boarders. Many of the immigrants came to the United States in the previous ten to 12 years and often had children that were born in New Jersey. Properties constructed at that time that followed these two trends include: 11 Wheeler Street; 17 Wheeler (currently an empty lot); 19 Wheeler Street; 27 Wheeler Street; 29 Wheeler Street; 6 Willowdale Avenue; and 38 Willowdale Avenue. The building permit records indicate that area was being prepared for development as early as 1908 with a handful of permits on Wheeler Street to move structures and build foundations. Based on these permit cards, there may have been a handful of structures that were not consequential enough to be noted on the maps but needed to be removed in order to begin development.

Despite the few permits pulled in 1908 and 1909, Wheeler Street and the surrounding streets developed rapidly primarily after 1910 when there is an increase in permits for new construction and continued the trend of multi-family residences but also included the construction of a few low-rise apartment buildings. Per the census records and extant conditions, the apartment buildings were located primarily on Monroe

²³ "The Development of a County Park System," *American Architect and Architecture*, Volume 106/No. 2035, December 23, 1914, 381 - 384.

²⁴ Shepard, 116.

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Place, Maple Avenue and Woodland Avenue with one on Wheeler Street. 29 Woodland Avenue, also called the Luciano Building, is an impressive three-story apartment building that was rented primarily by African Americans. Per the 1915 New Jersey Census, most worked as domestics, the men as gardeners or chauffeurs and the women as maids and laundresses. At the same time, the population began to include natives of the West Indies and a handful of other Europeans, but the majority of the residents remained African American and Italian. Sometime between 1910 and 1930, the street numbering changed in the area placing people in specific buildings difficult. However, it is clear 27-29 Woodland (the Luciano Building) was occupied by a grocery owned by Luigi Caruso; the directories showed that he sold meats and vegetables. He also lived here with his family and other tenants. The grocery remained active until at least the mid-1950s. At the same time, the Columbus Athletic Club also met here. Next door, 33 Woodland Avenue (also referred to as 35 Woodland) appears to have had retail of some type and the ground floor became the home of the Montclair Women's Community Circle before 1961; this is a social club that remains today.²⁵ Based on the directories and census records, the neighborhood remained consistent until at least the 1940s. The information available begins to show less residents working as domestics, a continuation in the construction trades, but also more in a variety of fields including as public employees, hospital workers, and postal workers. There are several references to residents working for the Work's Progress Administration, which is logical since it was created to put out-of-work laborers, such as masons and carpenters, to work in constructing public projects. By 1951, there appears to be a significant increase in residents working in a factory setting or enlisted in the armed forces. For instance, Leon Bryant living at 28 Wheeler Street is an aircraft worker and Lucas Choice living at 19 Wheeler is a machinist. Beginning in 1940 and into 1950 more residents are enlisted in the armed forces as well. Howard Garrett, Jr. living at 30 Wheeler Street is listed in the US Army; his father was a WPA worker in 1941. Another career not seen previously is a restaurant worker. Many remained employed as store clerks and construction laborers, but domestic work appears on the wane. By the time of the 1961 Directory, there remain a few of Italian descendants but not as many as previously. Where the homes are owner-occupied, the ownership has changed from the Italian descendants to African-American families, but rentals, as seen in the previous decades, outnumber the owner-occupied apartments. The exception throughout the historical development of the survey area are the properties along Lincoln Street, which appear to all be owner-occupied in 1961 as they were constructed as single-family residences. Maple Avenue, which is more commercial in nature, sees a handful of vacancies and limited owner-occupied residences as well.

In the search through the city directories and the census records, a few families showed up repeatedly and help to tell the story of the early development in the Wheeler area and those that lived there. 95 Maple Avenue, which is located closer to Woodland Avenue, was owned by Pasquale Ucci and he lived there with his wife and their four daughters, aged 2 to 11. He had immigrated to the US in 1896 and was shown as renting 30 Cherry Street in the 1900 U.S. Census and living with his wife, one daughter, a sister, brother, father in-law and a boarder. (Cherry Street no longer exists but was a dead-end street off of Pine Street one block north of Bloomfield Avenue.) Similar to many immigrants, multiple generations often lived under one roof until the resources could be saved to purchase their own place as seen for the Ucci family in the purchase of 95 Maple Avenue. (By 1918 Ucci had moved to Cedar Grove according to his World War I draft card.) His neighbor at 111 Maple Street in 1910 is Clinton Summers, an African-American from Virginia who

²⁵ Shepard, 44.

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was living at 19 Pine Street in 1900 making him also a neighbor of Ucci c. 1900. Summers was 45 years old in 1910 and appears, from the US Census, to be the only African-American to own his home at that time. He was a slater by trade. In the 1900 US Census, he is living with his sister and niece but based on the age of his children by 1910, his family appears to be living elsewhere supporting a common practice of migrants traveling north to find work until they have enough money to move their family. By 1920, his wife Ada is a widow and one of his children, Clinton Jr. is a butler living with her, and another relative, Douglass, is a janitor living nearby at 115 Maple Avenue.

Aubrey Lewis was a resident of the Wheeler Street neighborhood during its early period of development. Mr. Lewis, born in Montclair in 1935, was one of New Jersey's greatest high school athletes, a track and football star at Notre Dame, one of the first African-American men in a training class for the Federal Bureau of Investigations, an executive at F.W. Woolworth, and a commissioner of the NJ Sports & Exposition Authority when it developed the Meadowlands Sports Complex. According to the *1940 U.S. Census*, he was five years old and living with his father, Clem, a pipe fitter, his mother, and his three sisters at 38 Willowdale Avenue. His parents had lived on Willowdale Avenue as early as 1930 according to the *1930 U.S. Census*, which was soon after they were first married.²⁶ According to his obituary in the *New York Times* in December 2001, Mr. Lewis was an "all-American halfback at Montclair High School in the early 1950's, running for 49 touchdowns and close to 4,500 yards in leading the school to two state championships. He set state records in the 100-yard dash, the 220 and the discus, and he played on undefeated basketball teams."²⁷ While at Notre Dame he set numerous school records in track and winning the collegiate 400-meter hurdles championship in 1956," and as a half-back for the football team from 1955 to 1957, "played on the team that snapped Oklahoma's 47-game winning streak."²⁸ He was recruited by the F.B.I. in 1962 and was one of the first two African-American men to be recruited for the bureau's training academy. After the F.B.I., he became an executive at Woolworth and held numerous government positions until his death in 2001 at the age of 66.

The architecture within the survey area, excluding the single-family residences along and immediately adjacent to Lincoln Street, generally fit into two categories: two- to four-family residences and low-rise walk-up apartment buildings with a smattering of single-family residence on Willowdale Avenue and Maple Street. The multi-unit housing was constructed primarily of masonry and articulated in masonry, wood or a combination of both, with the use of masonry side walls being more prevalent than would be found in other areas of town. The use of the masonry side or party walls was typically in response to an increased reliance on building codes and as a means of reducing the risk of fire between the closely spaced buildings. The fronts of the buildings were treated, in many instances, utilizing the architectural details of the popular styles at the time such as Queen Anne, Colonial Revival, Italianate, and Craftsman. Some good examples include: 8, 14, 28 and 33 Monroe Place; 5, 16, 18, 19, 26 and 27 Wheeler Street; 33, 35, and 37 Wheeler Street, which follow the same plan with slightly different front façade treatment; 111 Maple Avenue; and 8, 12, 14, 26, 28, 32, 34,

²⁶ *1930 and 1940 U.S. Census*. (Available from the Internet: Lehi, UT, USA: Ancestry.com Operations Inc, 2006). The 1930 U.S. Census record the age when first married, Clem Lewis notes he was married at 25 and he was only 26 according to the same census record.

²⁷ "Aubrey Lewis, 66, Athlete, Who Was an F.B.I. Pioneer", *The New York Times*, December 13, 2001, Section C, page 15.

²⁸ "Aubrey Lewis, 66, Athlete, Who Was an F.B.I. Pioneer", Section C, page 15.

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and 38 Willowdale Avenue. These residences illustrate economical building practices by placing multiple families in a single building that would be about the size of a moderate-sized home in an upper-middle-class neighborhood at the time. They provide the amenities found in a single-family home without lawns but often incorporate one- and two-story porches to provide outdoor living space. Many of the homes incorporated elaborate detailing on the exterior and as seen in the fenestration, stained and art glass transoms, clerestory openings, and bay window projections were prevalent. In a review of the building permits, most properties were developed by individuals and this can be seen in the changes from building to building the width, depth, height, fenestration patterns, and detailing of the façade. However, 33, 35 and 37 Wheeler Street, which are set side-by-side at the west end on the south side of the street, have similar plans, fenestration patterns, rooflines and other detailing, and all three were constructed in 1926 at a cost of \$10,000 each for Michael De Ponte.

The low-rise walk-up apartment buildings, of which there are several examples in the survey area, reflect a departure from the tenement buildings of the previous century and were influenced by the City Beautiful Movement. These buildings often offered improved window exposure, and plan layouts of one and two-bedrooms with private kitchens and baths. Again, the lots, once the buildings maximized them, offered little by way of open space but as seen in the Wheeler survey area, Glenfield Park was only a block or two away and could serve, as intended, as a stand-in for a rear yard. Similar to the multi-family houses, repetitive layouts along a double-loaded corridor offered an economical way to provide desirable yet affordable housing. These buildings were more muted in their architecture, and were mostly executed in masonry, again to reflect a greater need to help reduce fire but also for ease of construction and less maintenance. The architectural stylings that lent themselves the best to the apartment complex form were the Colonial (or Classical) Revival, Italianate, and Craftsman for both the simplicity of the forms in other building models and for the ability of the details to be simplified or applied at specific features, such as at the cornices and the window openings, without having to change the box form of the apartment block. Examples in the Wheeler survey area include 1, 5, 15-17, 27-29, and 33 Woodland Avenue; 115 and 129 Maple Avenue; 17-19, 20, and 32 Monroe Place; 16, and 24 Willowdale Avenue.

The architecture of the Wheeler survey area is interesting and presents an eclectic approach that is harmonious in scale and rhythm along the street frontage. However, the historical and cultural interest may lie less in the individual buildings themselves and instead in the development as a whole and the potential story of migrants from the south and immigrants from Europe, mostly Italian, pursuing the same goals while living together for approximately 40 years and possibly longer if more families like that of Mr. Ucci and Mr. Summers moved from older immigrant and migrant communities to this newly developed neighborhood, put down roots, adapted to changing demographics, and created today what can be readily seen in the day-to-day activities on the street as a tight-knit community.

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Figure 10

1907 Sanborn Fire Insurance Maps (Sheet 13) showing the Wheeler Street area just prior to development. (Credit Sanborn Map Company. *Sanborn Fire Insurance Maps, Essex County, Vol. 3*. New York, NY: Sanborn Map Company, 1907. Sheets 13. (Available from the Internet: Library.Princeton.Edu)

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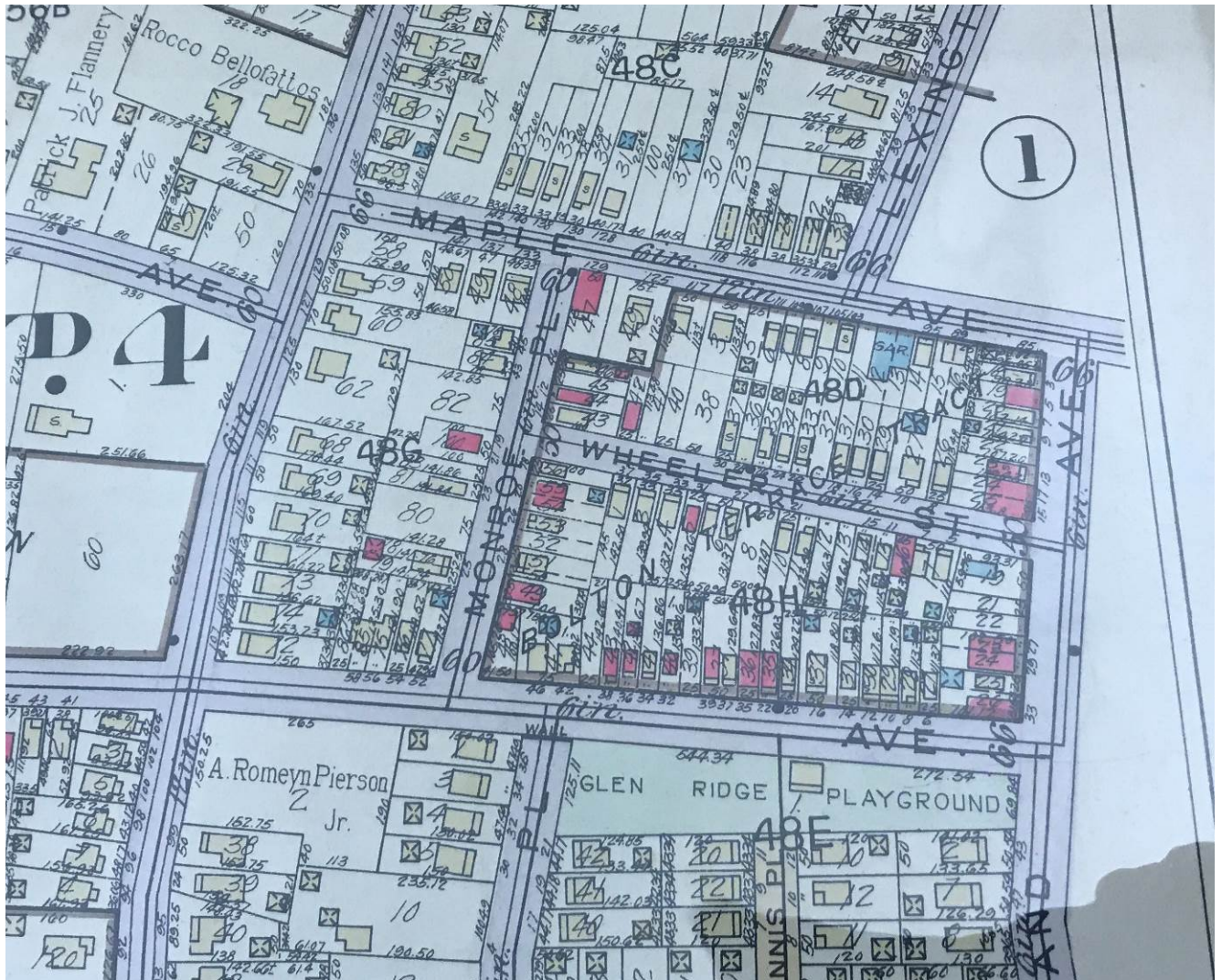


Figure 11

1933 Real Estate Atlas of Montclair showing the Wheeler Street area just after approximately twenty years of consistent development. (Credit: Franklin Publishing Co. *Real Estate Atlas of Montclair, Glen Ridge, Cedar Grove & Verona, NJ*. Philadelphia, PA: Franklin Survey Co., 1933. (Montclair Public Library, Main Branch)

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Figure 12

27-29 Woodland Avenue, the Luciano Building and home of Luigi Caruso's grocery.
(Image taken by: Thomas B. Connolly, AIA)



Figure 13

38 Willowdale Avenue, home of Aubrey Lewis in the 1940 U.S. Census.
(Image taken by: Thomas B. Connolly, AIA)

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Figure 14



Figure 15



Figure 16

33, 35, and 37 Wheeler Street (top to bottom): Constructed in 1926 by Michael De Ponte using the same base model for each two-family house. (Images taken by: Thomas B. Connolly, AIA)

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Architecture of the Survey Areas

The architecture of the Wheeler Street and Oakcroft Residential survey areas are a direct reflection of the demographics that they were built to serve. The residential buildings in the Wheeler Street survey area are of a high density set on narrow lots with limited frontage. They are a mix of two-and three-family residences and low-rise walk-up apartment buildings executed in the popular styles of the Colonial Revival, Dutch Colonial Revival, Craftsman and Italianate, and with a few Queen Anne examples, but adapted to these two housing types. The buildings in the Oakcroft survey area are primarily single-family residences set on large lots with substantial setbacks from the street and executed in the popular styles of the period, such as Tudor Revival, Craftsman, Dutch Colonial Revival, Colonial Revival and with a few Queen Anne and Shingle Style examples. Although each neighborhood is distinct from the other architecturally, both developed out of a need for housing spurred by increased development in Montclair due to advances in transportation, namely the railroad. The development in the Wheeler Street area was swift with most construction completed between 1910 and 1929, with some exceptions, while Oakcroft developed rapidly, it appears based on the newspaper articles not as quickly as Aaron Godfrey, the developer, had intended. Wheeler Street's development also appeared to be more organic from the onset with the housing constructed by individual builders rather than a development company using typical plan layouts for multi-family housing with applied detailing reflecting the popular architectural styles. Whereas Oakcroft was planned from the beginning using architect-designed plans as the bait to attract middle and upper-middle class residences, but once those first residences were constructed, growth became more organic while still following a model already set by Godfrey's development company.

Wheeler Street Residential Area

In the Wheeler Street area, the housing is predominantly two- and three-family residences and low-rise walk-up apartment buildings that were constructed to meet the demands and to provide affordable housing. The multi-family houses are typically two to two-and-one-half stories and feature either a common entrance or two separate entrances, a front porch or stoop, private living facilities, typically one unit on the first floor and additional units on the upper floors, simple (repetitive) floor plans, and simple detailing but reflecting a residence rather than an apartment building. The stylistic influences include the Italianate, Colonial Revival, Dutch Colonial Revival, Greek Revival, and Craftsman styles predominantly. The stylistic influences are typically reserved for the front facades with much simplification at the side elevations due to narrow lot sizes where in many instances buildings either abut or near abut each other. Low-slope roofs are common on the houses typically set behind a shallow parapet or a detailed cornice. Gable and gambrel roofs are also common roof types. The sloped roofs are typically clad with asphalt shingles. The roofing material for the low-slope roofs is typically not visible. There is a prevalent use of rock-face concrete block, which was a popular material for foundations and the walls of outbuildings in the early-20th century due to its ease of construction and affordability. The finish materials vary from brick and stucco to wood clapboards and shingles; however, there are many examples where the original material has been covered with synthetic siding, such as aluminum and vinyl siding. The construction material of the frame, is often difficult to discern because often where brick is present at the side elevations, the front is clad with wood clapboards or shingles. Most of the window sashes are replacement material of one-over-one vinyl or a similar synthetic material making it unclear if the original windows had divided lights. Where wood sashes remain, they are in limited quantity and often with a traditional divided light or a unique light configuration. There are many

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instances where stained, art or colored glass (the type of glass was not always clear from the street vantage point) is used either in the transoms over the main doors or at the side windows to delineate a dining room or living room. Where the floor plan is repeated from one floor to the next, the same window configuration is often carried to the upper floors. Front porches are prevalent, often they are limited to one floor but there are several instances where they are two stories in height. Many of the porches have full roof covering and they range from partially across the front façade to fully across the front façade. Larger, wrap around porches are rare and typically limited to the residences on Lincoln Street. The residences along Lincoln Street and at the west ends of Maple Avenue and Willowdale Avenue are unlike the balance of the survey area. These residences are typically single family often articulated in the popular styles of the period, such as Colonial Revival, Queen Anne, and Craftsman, and with those on Lincoln Street predating 1910 when much of the Wheeler Street survey area was developed. 127 Lincoln Street, constructed in 1909, is a Queen Anne residence with an integral front porch, rounded turret and sweeping gambrel roof, and 129 Lincoln Street, also constructed in 1909, is a shingled Craftsman style residence with a prominent roofline of cross gables and a broad wraparound porch; both residences are very fine examples of their type based on their massing, the use of the features of the style, and their level of architectural integrity.

The low-rise walk-up apartment buildings reflect a departure from the tenement buildings found in neighboring cities in the 19th century. They offered improved window exposure, better plan layouts that include private kitchens and baths, and often have repetitive layouts along double-loaded corridors at each floor level. They have been constructed to maximize the property by building on or close to the property line and in many instances, lack fenestration on their side elevations to allow for other construction to abut. The low-rise apartment, since it was constructed to provide housing to working and middle-class families, was a building solution that addressed the rapid expansion of this section of Montclair. They efficiently use the land that had become scarce in this area of the township and this efficiency is also visible in the simple detailing of the primary facades. The front facades of the apartments within the Wheeler Street area were articulated using the popular architectural styles from the period, particularly Classical Revival, with a reliance on brick at the body of the buildings and stone masonry for the detailing. Brick was also used in abundance to articulate band courses, window surrounds, parapet detailing, and other features. The smooth pressed brick was reserved for the front facades where the side elevations often used a simple red brick. The colors of the brick vary from building to building, including light buff colors, such as at 129 Maple Avenue, to dark red with even a blueish-purple accent brick at 20 Monroe Place. The roofs are predominantly low slope set behind a parapet and the parapets are often capped with either a metal cornice or limestone coping with brick inset panels and detailing below. The window sashes, similar to the residences, have largely been replaced with vinyl or a similar synthetic material. Porches are not common, but an interior vestibule set between grade and the first floor level is common. Although these buildings were constructed for efficiency and economy, the majority are attractive architecturally as seen in the detailing around the openings, at the parapets, at the entrances and other related features and typically retain a high level of architectural integrity. Of note, for their presence in the streetscape and architectural detailing, are the Luciano Building at 27-29 Woodland Avenue, 129 Maple Avenue, 17-19 Monroe Place, 5 Woodland Avenue, 15-17 Woodland Avenue, and 33 Woodland Avenue.

DATA SUMMARY

Results

Wheeler Street Area

- Based on the history and development of the Wheeler Street residential area, the proposed period of significance is 1910 to c. 1930. This is the time period when the streets in the area were fully laid and construction began on two-family residences within the survey area to about the time when the prolific construction of both two-family residences and medium-sized apartment buildings had ceased being constructed in the area.
- There are 97 properties in the Wheeler Street Residential area and 57 of them have been deemed to be either contributing or key contributing resources where 20 properties were deemed non-contributing resources.
- The non-contributing resources were either constructed after the recommended period of significance of 1910 to c. 1930 or were so radically altered at their front facades the original design intent can no longer be seen in the addition of the later material fabric.
- There are 18 key contributing resources. The properties have been given this designation due to either their ability to portray through their architecture the significance of the district or, are, individually, a fine example of their type with a high level of architectural integrity.
- The use of multi-family housing as executed in this area with its mix of two-to-four family units and mid-size apartments creates an interesting approach to addressing housing needs in the early-20th century. This area of Montclair is not the only area that used this mix of housing, but the present mix as intended does adequately speak to how the architecture addressed a specific need.
- The social and cultural forces that brought about the development of the area should be part of any development of a local district. More research is needed to determine exactly what that story is but it appears on the surface that the history and development provide the foundation for the tight-knit African-American community that lives here presently.
- Development pressure is evident especially along Wheeler Street with the loss of a few older buildings in very recent years and there being a few empty lots that could see larger scale housing be developed.
- Lincoln Street is the anomaly in this survey area, and although recommended for inclusion in a historic district, if developed, including it may need to drive different considerations for significance under Criterion C. In every aspect it is the exception, where the core of the district pretty much follows the rule.
- A historic district should consider including Glenfield Park and the Glenfield Middle School, which would then include Toney's Brook. This was property formerly owned by Wheeler and hence the name of one of the first streets developed once manufacturing ceased. The short-lived Montclair Poor Farm and the buildings along Centre Street before becoming a park are also worth exploring.
- One needs to take the older history books with a critical eye because there was mostly a prejudice in how the town's history was portrayed; however there is mention of finding features of Crane's mill and Native American artifacts around the Toney's Brook in the late-19th century that may be worth exploring as part of developing a historic district for potential under Criterion D.

DATA SUMMARY

Determining Significance

Wheeler Street

The Wheeler Street Historic District was determined to have a period of significance from 1910, when the streets in the area were fully laid and construction began on two-family residences within the survey area, to c. 1930 when the prolific construction of both two-family residences and mid-size apartment buildings had ceased. Much of the housing stock within the survey area also continues to overall reflect this period of development and growth. There are pockets, especially along portions of Maple Avenue and Lincoln Street, where development had started prior to 1910, but this date represents the beginning of prolific growth and a change from single-family residences to multi-family residences for the burgeoning working class families already living in Montclair or moving to Montclair; at the same time other sections of the Township were also seeing increased and rapid residential upper and upper-middleclass residential growth as spurred by increased access via the railroad. The two-family residences in the area are typically narrow rows, mostly detached but some attached, with a stacked plan for each residential unit of two or two-and-a-half stories. The exterior expression tends to use the common and popular architectural detailing from the Colonial Revival and Queen Anne styles adapted to this building form. Set on narrow lots with limited frontages, the front porch is a common architectural component seen from one house to the next allowing for outdoor living space, essentially replacing the yards found in the wealthier suburban areas in Montclair. The other significant house type is the medium-sized apartment building, which is also found on almost every block within the survey area. The value and nature of these buildings is seen in the layout of the plans as articulated in the exterior box; they offered window exposure, plan layouts including private kitchens and baths, and repetitive layouts along a double-loaded corridor at each floor level while maximizing the property by building on or close to the property line. The articulation of the box, often wider and taller than their neighboring two-family residences, utilized brick with stone detailing and employed the features of the popular architectural styles, such as the Craftsman and Neoclassical styles. The execution of these buildings in plan form, repetitive and with basic accommodations, made them both desirable and affordable to working- and middle-class individuals and families in the Wheeler Street neighborhood. The single-family residences, mostly located at the west end of the district, often pre-date the development of Wheeler Street and its immediate neighbors but these too reflect an embracing of the popular architectural styles of the period including the Craftsman, Colonial Revival, and Queen Anne. They continue to this date to serve primarily as single-family residences along a busy through street connecting Glen Ridge to the south with Montclair. The period of 1910, when local economic conditions spurred growth, to c. 1930, when national economic conditions stagnated growth, is the period that much of the survey area was developed and the building stock reflects this primarily in the rhythms of the streetscape, the relationship of the individual buildings to the street and their neighbors, their fenestration patterns, and the articulation and prevalence of the front porch. Changes have occurred, especially in the application of modern siding materials and the replacement of windows and doors at the two-family residences, but these changes to the individual buildings do not diminish from the historical expression of the whole.

DATA SUMMARY

Table 1. Summary of Survey Data

Wheeler Area Residential Area

The following table lists all of the properties included in the proposed Wheeler Street Residential Area Historic District. The table is sorted numerically by street address. Copies of Inventory Sheets for properties are included in Appendix A. A system of three categories has been established by the New Jersey Historic Preservation Office, Key Contributing, Contributing and Non-contributing. The Montclair Historic Preservation Commission has established five categories, Key Contributing and Contributing, and three categories that would fall under as a subheading to Non-contributing: Harmonizing; Harmonizing (altered); and Intrusion. These are used to assess architectural and streetscape qualities of each structure and is defined as "status" in the following table. The following terms define these categories.

Key Contributing - The term "Key" is applied to those buildings which possess distinct architectural and historical significance, and which act as landmarks within the architectural matrix of the district.

Contributing - "Contributing" refers to buildings dating from the period of the District's significance (1910 – c. 1930) which have some architectural and/or historical importance, or which visually contribute to the cohesiveness of the District's streetscapes.

Non-contributing – refers to building that were constructed after the period of significance or have been altered to no longer reflect their historic appearance. As noted, there are three subcategories for local districting purposes:

- Harmonizing- "Hamonizing" buildings are those from a later dating period.
- Harmonizing (altered)- "Harmonizing (altered)" buildings are those dating from the period of the District's significance (1910 – c. 1930) which have been significantly altered. Buildings in this category should undergo further investigation prior to Tax Act Certification.
- Intrusion- "Intrusions" are buildings or sites which are from a later dating period and do not contribute to the cohesiveness of the District's streetscapes.

Address	Block	Lot	ID Number	Type	Estimated Date of Construction	Contributing Status
107 Lincoln Street	4101	18	-1234288387	1-family	1919	Contributing
109 Lincoln Street	4101	19	772061818	1-family	1916	Contributing
111 Lincoln Street	4101	20	316564339	1-family	1915	Contributing
113 Lincoln Street	4101	21	-63910600	1-family	1920	Contributing
115 Lincoln Street	4101	22	1660183257	1-family	1897	Key Contributing

DATA SUMMARY

117 Lincoln Street	4101	23	788813350	1-family	Pre-1907	Contributing
119 Lincoln Street	4101	24	1957251247	1-family	Pre-1907	Contributing
123 Lincoln Street	4101	25.01	448062221	1-family	1977	Non-contributing / Intrusion
125 Lincoln Street	4101	25	-1714487100	1-family	Pre-1907	Contributing
127 Lincoln Street	4101	26	1628650101	1-family	1909	Key Contributing
129 Lincoln Street	4101	27	1797678226	1-family	1909	Key Contributing
91 Maple Avenue	4106	12	-299070303	Commercial	c. 1947	Non-contributing / Intrusion
95 Maple Avenue	4106	11	-698727648	Mixed	c. 1910	Non-contributing / Harmonizing (altered)
99 Maple Avenue	4106	10	1237649915	Commercial	1911	Contributing
103 Maple Avenue	4106	9	2139314210	2-family	c. 1912	Contributing
105 Maple Avenue	4106	8	-1031190971	Multi-family	c. 1921	Non-contributing / Intrusion
107 Maple Avenue	4106	7	-1788875308	2-family	c. 1902	Non-contributing / Harmonizing (altered)
109 Maple Avenue	4106	6	962372607	2-family	c. 1916	Non-contributing / Harmonizing (altered)
111 Maple Avenue	4106	5	314376374	2-family	1907	Contributing
115 Maple Avenue	4106	4	1596350889	Apt.	c. 1912	Contributing
117 Maple Avenue	4106	3	-1537189560	2-family	1927	Contributing
125 Maple Avenue	4106	2	-2129315389	2-family	c. 1906	Key Contributing
129 Maple Avenue	4106	1	-1824609270	Apt/Comm.	1914	Key Contributing
133 Maple Avenue	4101	4	-98099210	2-family	c. 1912	Contributing
137 Maple Avenue	4101	3	216647145	1-family	1916	Contributing
141 Maple Avenue	4101	2	682243720	1-family	1920	Contributing
5 Monroe Place	4101	5	-820534721	1-family	c. 1926	Contributing
8 Monroe Place	4106	34	-1742990333	2-family	c. 1910	Contributing
9 Monroe Place	4101	7	934027028	2-family	c. 1930	Contributing
12 Monroe Place	4106	33	2013894474	2-family	1924	Contributing
14 Monroe Place	4106	32	-1688847699	2-family	1924	Contributing
15 Monroe Place	4101	8	-835883387	2-family	1962	Non-

DATA SUMMARY

						contributing / Intrusion
17-19 Monroe Place	4101	9	-678958238	Apt.	1925	Key Contributing
18 Monroe Place	4105	1	513464747	2-family	1924	Contributing
20 Monroe Place	4105	46	245498573	Apt.	1924	Key Contributing
23 Monroe Place	4101	10	1860070459	2-family	1920	Non- contributing / Harmonizing (altered)
24-26 Monroe Place	4105	45	-842221188	Multi-family	c. 1914	Non- contributing / Intrusion
27 Monroe Place	4101	11	2048264288	Religious	1966	Non- contributing / Intrusion
28 Monroe Place	4105	44	-1896263865	2-family	1928	Contributing
32 Monroe Place	4105	43	-1917620706	Apt.	1924	Contributing
33 Monroe Place	4101	12	2036709601	2-family	1912	Contributing
34 Monroe Place	4105	42	-852226639	Apt.	c. 1920	Contributing
5 Wheeler Street	4105	18	1136992869	2-family	1923	Contributing
7 Wheeler Street	4105	17	675016308	2-family	c. 1914	Contributing
8 Wheeler Street	4106	20	-668701031	2-family	1914	Non- contributing / Harmonizing (altered)
9 Wheeler Street	4105	16	1277209375	Multi-family	1913	Non- contributing / Intrusion
10 Wheeler Street	4106	21	587523814	Multi-family	1915	Non- contributing / Harmonizing (altered)
11 Wheeler Street	4105	15	-212879274	2-family	1915	Non- contributing / Harmonizing (altered)
13 Wheeler Street	4105	14	541940681	2-family	1915	Contributing
14 Wheeler Street	4106	22	1255094895	2-family	1912	Contributing
16 Wheeler Street	4106	23	95223684	2-family	1924	Contributing
18 Wheeler Street	4106	24	-1174830539	2-family	1924	Key Contributing
19 Wheeler Street	4105	11	-348868632	2-family	1915	Key Contributing
21 Wheeler Street	4105	10	1020178147	2-family	1921	Contributing

INTENSIVE-LEVEL SURVEY
WHEELER STREET AND OAKCROFT RESIDENTIAL AREAS
WHEELER STREET SUPPLEMENT
MONTCLAIR TOWNSHIP, ESSEX COUNTY, NEW JERSEY

DATA SUMMARY

22 Wheeler Street	4106	25	538411346	2-family	c. 1916	Contributing
23 Wheeler Street	4105	9	-784381526	Multi-family	2004	Non-contributing / Harmonizing
24 Wheeler Street	4106	26	-53385365	2-family	1924	Contributing
26 Wheeler Street	4106	27	-1753657392	2-family	c. 1916	Key Contributing
27 Wheeler Street	4105	8	1888762605	2-family	1920	Contributing
28 Wheeler Street	4106	28	-2113411183	2-family	2018	Non-contributing / Intrusion
29 Wheeler Street	4105	7	-466745828	2-family	1910	Contributing
30 Wheeler Street	4106	29	-995100034	2-family	2018	Non-contributing / Intrusion
31 Wheeler Street	4105	6	638800487	2-family	1927	Contributing
33 Wheeler Street	4105	4	-1504865858	2-family	1926	Contributing
35 Wheeler Street	4105	3	1739563985	2-family	1926	Contributing
36 Wheeler Street	4106	30	1467759655	Apt.	c. 1970	Non-contributing / Intrusion
37 Wheeler Street	4105	2	-729291504	2-family	1926	Contributing
40 Wheeler Street	4106	31	-2053006116	2-family	1924	Contributing
6 Willowdale Avenue	4105	23	-1201893952	2-family (?)	1908	Contributing
8 Willowdale Avenue	4105	24	1067412161	2-family	1921	Contributing
10 Willowdale Avenue	4105	25	338635246	2-family	1921	Contributing
12 Willowdale Avenue	4105	26	1098265303	2-family	c. 1912	Contributing
14 Willowdale Avenue	4105	27	1983125964	2-family	c. 1912	Contributing
16 Willowdale Avenue	4105	28	223727837	Apt.	c. 1912	Contributing
20 Willowdale Avenue	4105	29	402408666	2-family	1920	Contributing
22 Willowdale Avenue	4105	30	1370748499	2-family	1921	Non-contributing / Harmonizing (altered)
24 Willowdale Avenue	4105	31	1102110360	Apt.	c. 1914	Contributing
26 Willowdale Avenue	4105	32	571715769	2-family	c. 1912	Contributing
28 Willowdale Avenue	4105	33	-8632698	2-family	1924	Key Contributing
32 Willowdale Avenue	4105	35	330615183	2-family	c. 1912	Contributing
34 Willowdale Avenue	4105	36	-1130502108	2-family	1911	Contributing
36 Willowdale Avenue	4105	37	1532110421	2-family	c. 1926	Contributing
38 Willowdale Avenue	4105	38	-2011096334	2-family	c. 1912	Key Contributing
42 Willowdale Avenue	4105	40	780609675	Multi-family	c. 1920	Contributing
46 Willowdale Avenue	4105	41	1206846064	2-family	c. 1926	Contributing
52 Willowdale Avenue	4101	13	1312531854	2-family	c. 1912	Contributing

DATA SUMMARY

54 Willowdale Avenue	4101	14	1958325751	2-family	1910	Key Contributing
56-58 Willowdale Avenue	4101	15	1102020204	Multi-family	c. 1912	Non-contributing (Intrusion)
1 Woodland Avenue	4106	13	-1486004658	Apt.	c. 1910	Key Contributing
3 Woodland Avenue	4106	14	1047766967	2-family	1925	Contributing
5 Woodland Avenue	4106	15	2109924652	Apt.	1910	Key Contributing
7 Woodland Avenue	4106	16	-1540894531	Apt.	c. 1916	Contributing
9 Woodland Avenue	4106	17	-557220038	2-family	1920	Contributing
13 Woodland Avenue	4106	18	1580824883	2-family	1925	Contributing
15-17 Woodland Avenue	4106	19	-1061281800	Apt.	1925	Key Contributing
27-29 Woodland Avenue	4105	21	1724762562	Apt.	1912	Key Contributing
33 Woodland Avenue	4105	22	468763419	Apt/Social Club	c. 1920	Key Contributing

RECOMMENDATIONS

Wheeler Street Residential Area

As discussed, the Wheeler Street area could be a historic district based on its developmental history and the extant architecture present that represents this social and economic development. The period of significance for such a focused area would be 1910 to c. 1930. Significance, under the National Register criteria, would be established, at a minimum, under Criterion A, for the district's relationship to Montclair's broader development, and under Criterion C, for the district's architectural heritage. For local designation, significance would be established under the following criteria:

- 1.) Are associated with events that have made a significant contribution to the broad patterns of our history;
- 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; and
- 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.²⁹

Based on the review of the history and extent fabric, the boundaries as noted would serve as the district for local designation. However, for consideration for the National Register of Historic Places, the boundaries may need to be adjusted to make a stronger argument for national consideration. There are a number of issues. Lincoln Street and the west end of Maple Avenue are predominantly made up of single-family residences where the majority of the district was constructed for multi-family housing. The eastern end of Maple Avenue is a mix of residential and commercial properties, and again, where the properties along Monroe Place, Woodland Avenue, Wheeler Street, and Willowdale Avenue were developed for multi-family housing. Rather than slice these two areas from the core district, the stronger argument would be to expand the district to include more of Maple Avenue including its north side because it represents both development patterns and the transitions from a mixed use to more single-family residences as it reaches near Lincoln Street. This would provide a larger resource pool to pull from and the district would then better reflect the mix of resources within the current boundaries. Glenfield Park, as part of the Essex County Park System, is what is considered a residential park meaning those that visit are typically more from the surrounding neighborhood than county-wide and it was developed just prior to the laying of the streets in the Wheeler Street area. Those that lived in the area during its development period also attended Glenfield School. Incorporating the history and development of the park and the school would show a neighborhood as part of a greater totality and, once again, draw from a greater pool of resources to strengthen the argument for a historic district and possibly strengthen the boundaries at the east side of the district. It would also make more sense if the north side of Maple Avenue were to be included to draw in the south side at the park and school.

²⁹ Montclair Township Ordinance: Part II, General Legislation/Zoning, Article XXIII Historic Preservation, Statute 347-135 Designation of buildings, structures, objects, sites and districts as historic.

RECOMMENDATIONS

The focus of this report was on the Wheeler Street area and additional research would have to be undertaken to better understand the development of a broader district boundary. Additional research is also recommended for the district even if it is not expanded because there is a social and economic history that has only been marginally touched on that may offer a broader insight into Montclair's development as a whole. The period of significance, if the boundary is expanded, may also change to both earlier and later than currently proposed.

Summary

In addressing the history and development of this neighborhood there is always new information available in the directories, oral history, census records, and other valuable historical records. As such, in the development of the Wheeler Street Residential Area historic district nomination, different approaches in researching the history are required; they need to go beyond the architecture and delve into the cultural, economic and social histories, especially when reviewing history and development to establish significance under Criterion A for National Register designations.

The Project Team and the Montclair Historic Preservation Commission have also discussed the potential value of reviewing the history and development of the Wheeler Street Residential area in the broader context of other working-class neighborhoods in Montclair that developed prior to or at the same time as Wheeler Street. In just a quick review of the census records and city directories, there is a hint of a pattern that needs to be either proved or disproved, that the new residents of Wheeler and neighboring streets moved from within Montclair and where they were renters previously started to become owners here. Or, even if they remained renters, moved from less substantial housing to more considerable housing by changing neighborhoods. These are just two aspects of Montclair's developmental history that are worthy of exploration in order to have a greater understanding as a whole of the social, cultural and economic impacts on a district, such as Wheeler's physical development.

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APPENDICES

APPENDIX A

**SURVEY FORMS
WHEELER STREET RESIDENTIAL AREA**

APPENDICES

APPENDIX B

REQUEST FOR PROPOSAL

ADVERTISEMENT

TOWNSHIP OF MONTCLAIR

REQUEST FOR PROPOSAL

Historic Survey of Oakcroft and Wheeler Street Neighborhoods

The Township of Montclair, Essex County, New Jersey, hereby requests submission of proposals to award a grant for the Historic Survey of Oakcroft and Wheeler Street Neighborhoods. Details are fully described in the specifications.

Specifications are available at the Township of Montclair web site www.montclairnjusa.org, or in the Purchasing department located on the 3rd floor of the Municipal Building, 205 Claremont Avenue, Montclair, NJ, between the hours of 9:00AM and 3:30 PM, daily except Saturday, Sundays and Holidays.

Proposers are required to comply with the requirements on N.J.S.A. 10:5-31 et seq. and N.J.A.C.17:21-1 et seq.

Should you have an interest in submitting a proposal, please submit to:

Township of Montclair
Raymond Carnevale Qualified Purchasing Agent
205 Claremont Avenue
Montclair, New Jersey 07042
973-509-4982

**Four (4) copies of Proposals must be submitted no later than:
Wednesday, May 8, 2019, 11:00 am**

Requests for Proposals: Historic Survey of Oakcroft and Wheeler Street Neighborhoods

Introduction

The Township of Montclair, Essex County, New Jersey, requests the submission of proposals for a qualified professional to produce an intensive-level architectural survey of historic resources in two potential **historic** districts; the Oakcroft Potential Historic Resource Area and the Wheeler Street Potential Historic Resource Area. The selected vendor must be a qualified professional in accordance with the Secretary of the Interior's Standards and Guidelines for Professional Qualifications. Details are fully described in the specifications.

This Request for Proposal (RFP) stipulates the procedures and requirements to be used by the Township in its selection of a Consultant. The Township's Assistant Planner will serve as the project coordinator, providing administrative support to the Consultant and serving as a liaison between the Consultant and the Township's Historic Preservation Commission and staff.

Background

Montclair Township established the Montclair Historic Preservation Commission (HPC) by ordinance in 1994. This all-volunteer board is responsible for protecting Montclair's architectural heritage and increasing public awareness of the Township's historical and cultural resources, including buildings, streetscapes and landscapes. In accordance with the New Jersey Municipal Land Use Law, the Commission surveys buildings, structures, objects, sites and districts located within the Township and assesses their historic significance. The Commission proposes to the Township Council those properties it deems worthy of landmark designation and therefore subject to the Township's Historic Preservation Commission Ordinance. The Commission also advises the Planning Board and the Township Council on all matters with potential impact on the historic buildings, structures, objects, sites or districts, as well as on the physical character and ambience of the Township.

Montclair Township has rich historic resources which were originally documented in the 1982 Inventory of Historic, Cultural and Architectural Resources. The Township adopted a Historic Preservation Element of the Master Plan in 2016. The Township has designated twenty-one local landmark sites and four local landmark historic districts: Town Center Historic District, Upper Montclair Historic District, Pine Street Historic District and Watchung Plaza Historic Business District. The Township has six historic districts on the National and/or State Register of Historic Places, 100 State Register listed sites and 52 National Register listed sites.

More recently, the Township has continued efforts to advance historic preservation. The adoption of Historic Design Guidelines in early 2016 provides detailed guidance for the rehabilitation of existing historic resources and new construction in historic districts, which presently are all commercial districts.

In addition, the Township adopted a new Historic Preservation Plan Element of the Master Plan in November 2016.

The Township of Montclair has been awarded a 2018 Certified Local Government Grant in Aid by the State Historic Preservation Office to conduct a cultural resource survey and prepare a nomination report for two potential historic districts in the Township; the Oakcroft Potential Historic Resource Area and the Wheeler Street Potential Historic Resource Area; as identified in the 2016 Historic Preservation Element of the Township Master Plan. These two potential historic districts would represent the first **residential** local landmark districts in the Township.

Pursuant to this grant award, the Township seeks a qualified professional to produce an intensive-level architectural survey of historic resources in the two potential historic districts (113 properties in the Oakcroft Area and 97 properties in the Wheeler Street Area); including survey forms and photographs of the properties within the potential districts. Following the survey, the qualified professional will prepare a Nomination Report for each of the potential historic districts and present the prepared report to both the Historic Preservation Commission, Planning Board and Township Council, if needed.

Scope of Work

The selected vendor shall be qualified in accordance with the National Park Service *Professional Qualification Standards*, to produce an intensive-level architectural survey of historic resources in the three designated study areas. Surveyed resources will be documented as part of two respective historic districts.

Information generated from this Intensive-level Architectural Survey and preparation of a nomination report will enable the Township's Planning Board, Zoning Board of Adjustment and Historic Preservation Commission to make informed land use decisions in accordance with the municipal Master Plan, local ordinances, and the Municipal Land Use Law. The prepared Nomination Reports will assist the Township of Montclair Historic Preservation Commission in the designation process to list the proposed historic districts in the study area as local landmark districts.

The surveys must be conducted in accordance with the HPO *Guidelines for Architectural Survey* (Guidelines). The survey data will be gathered using a database application provided by the HPO and mapping will be based on GIS data. The results of the survey shall be compiled in a report that presents intensive-level research, eligibility findings, and summarizes the overall survey effort.

Work Products

The following products shall be produced as part of the survey effort:

Intensive-level Survey Documentation

The selected vendor shall conduct an Intensive-level Survey consisting of:

Survey Forms

- Preparation of HPO approved forms for a minimum of 75 historic resources. All forms must be submitted in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access database as provided by the HPO. The hard copy inventory forms will be generated from the database

- Preparation of attachments and eligibility worksheets for those properties identified as potentially individually eligible
- Assessment of “key-contributing” (i.e. individually eligible), “contributing” and “non-contributing” status for all properties surveyed within the potential historic district

Photography

- Survey photography shall include at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey (this photograph shall appear on the Base Survey Form for the subject property).
- Additional photographs, which clearly contribute to an understanding of the property’s significance, are strongly recommended. These photographs shall appear on continuation sheets following the survey form for the subject property.
- Survey photographs shall be submitted as color digital images in JPEG format with a minimum pixel array of 1200 by 1800 (approximately 4” by 6” at 300dpi).

Local Landmark District Nomination Report

The selected vendor shall prepare a nomination report for each of the sub study areas. The nomination report should present a final district boundary for the area to be considered for the proposed historic district, a listing of the properties within the proposed district and their contributory or non-contributory status to the district as well as maps, photos and other supporting documentation to justify the designation of the district as a local historic landmark. The final report must be submitted to the Township of Montclair in electronic and hard copy. The electronic copy must be submitted on CD-ROM as a Microsoft Word document.

Coordination & Schedule

The Township’s Assistant Planner will serve as the project coordinator, providing administrative support to the selected vendor and serving as a liaison between the selected vendor and the Township’s Historic Preservation Commission and staff.

The selected vendor will work with the Township to conduct an architectural survey of the properties in the study area.

The selected vendor will hold a kick-off meeting with the stakeholder team consisting of the Township Assistant Planner and identified members of the Historic Preservation Commission to review the study area and generally identify the properties that should be further evaluated as a cultural resource.

The selected vendor will provide an interim report following the primary research collection phase to inform on the progress of the survey and report any key preliminary findings.

The selected vendor will also provide the stakeholder team with a first draft of the nomination report of each study area. The report should include maps of the study area, a proposed historic district boundary and locations of those properties that are qualifying cultural/historic resource. The report should also include a table of the buildings in each study area with attribution on their status within the potential district; i.e. whether they are key, contributing, harmonizing or an intrusion.

Finally, the final report should be consistent with previously approved Township local historic nomination reports. The selected vendor will review existing Township nomination reports for consistency.

Detailed Timeline

Month 1-2

- Hold kickoff meeting with stakeholders
- Conduct primary research of the study area through evaluation of resources at the Montclair History Center, the Montclair Public Library, the Department of Planning & Community Development, Essex County Hall of Records, and the State Historic Preservation Office.
- Evaluate study area for historic context and adjacent properties for potential future district expansions

Month 2-3

- Interim meeting with stakeholders to review progress.
- Preparation of State Historic Preservation Office approved survey forms for qualifying cultural/historic resources.
- Compilation of survey photography including at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey

Month 4

- Interim meeting with stakeholders to review progress.
- Prepare an intensive-level survey nomination report for each study area detailing the cohesive historic context of the area. The report will include a map of the proposed historic district, a listing of the properties within the proposed district and their contributory or non-contributory status to the district as well as maps, photos and other supporting documentation.

Month 5

- Prepare final copies of nomination reports for distribution via paper (20 copies of each report) and electronically.
- Prepare and present to the Historic Preservation Commission the findings of the survey work and the Nomination Report
- Present to Planning Board the Nomination Report
- Present to the Township Council the Nomination Report

Final Deliverables

The selected vendor shall produce two (2) hard copies of all survey products defined above. One complete set is to be distributed to the State Historic Preservation Office. The other complete set will be retained by the Township. A digital set of the survey products will also be provided.

The final nomination reports must be submitted to the Township of Montclair in electronic and hard copy format. A total of 25 copies of the first draft of the reports, for distribution to the HPC, Planning Board and Council, shall be provided. Five copies of the final reports shall also be provided. The electronic copy must be submitted as a Microsoft Word document.

Qualifications

All responding proposals must meet the professional requirements set forth in the Secretary of the Interior's Standards and Guidelines for Professional Qualifications. These requirements are those used by the National Park Service and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture

The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

Municipal historic preservation experience is also preferred.

Proposal Requirements

Proposals should contain the following information:

1. Information about the applicant including:
 - a. The identity and background of the individual, partnership, or corporation applying for contract award
 - b. Credentials of the project personnel, their managers, and the nature of the supervision
 - c. Responsibilities of each of the project personnel
 - d. Sub-contractors, if the consultant intends to sub-contract any work required in the scope of services
 - e. Sample work products for all personnel.
2. An applicant qualifications statement, including:
 - a. Professional qualifications and work experience attesting to capacity to perform the required work program.
 - b. Resumes for all project personnel.
3. A detailed explanation of the proposer's approach to this project, including

- a. Methodology
 - b. Proposer's expectations of assistance and services from the Township
 - c. Technical work plan and project timeline for accomplishing the tasks described in the Scope of Work.
4. Fee for the project, including reimbursables.
 5. A client reference list, with names, addresses, telephone numbers, and e-mail addresses (if available) especially for clients for whom the proposer has performed similar services within the past five years
 6. Business registration certificate

Submission

Fax submittals will not be accepted. Four copies should be sent to:

Purchasing Agent
Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042
Phone 973-509-4982

DEADLINE FOR SUBMISSION IS 11:00 P.M. ON MAY 8, 2019

APPENDICES

APPENDIX C

PROJECT TEAM RESUMES

Margaret M. Hickey, AIA

Historic Preservation Specialist

Principal-in-Charge

NJ License: 21A101824500

Experience

- Historic Preservation Specialist**
*Connolly & Hickey
Historical Architects*
Cranford, New Jersey
September 2003 – Present
- As Historic Preservation Specialist, Ms. Hickey is responsible for architectural design and restoration, stabilization and rehabilitation of historic buildings and the identification and certification of cultural resources. Margaret oversees the production of historic preservation planning reports including Interpretive Plans, Condition Assessment Reports, Historic Preservation Plans and Historic Structures Reports, and she is responsible for the preparation of cost estimate. She also prepares grant applications for public funding for planning and capital projects.
- Historic Preservation Specialist**
Glen Ridge HPC
January 2018 - Present
- Serves as Secretary to the Historic Preservation Commission, reviews all applications for completeness and advises members on compliance to the *Standards for Rehabilitation*, attends monthly HPC meetings, coordinates with the Building Code Official on permit applications, and inspects projects under construction for compliance.
- Historic Preservation Specialist**
*The Office of Herbert J. Githens
Architect & Planner*
Montclair, New Jersey
August 1999 – August 2003
- Restoration, stabilization and rehabilitation of historic buildings. Identification and certification of cultural resources. Documentation of historic structures including drawings, photos and written descriptions. Development of design and contract documents. Historic preservation planning reports include Condition Assessment Reports, and Historic Preservation Plans.
- Program Officer**
New Jersey Historic Trust
Trenton, New Jersey
March 1996 – August 1999
January 1994 – March 1996 Intern
- Margaret was responsible for the administration of grant-funded projects, the evaluation of applications, review of contract documents for compliance with Secretary of the Interior's *Standards for the Treatment of Historic Properties*, monitoring construction performance, and processing grant disbursements.

Memberships

American Institute of Architects

Association for Preservation
Technology International

Preservation New Jersey

Education

New Jersey Institute of Technology
School of Architecture, Newark, NJ
B. Architecture

Columbia University
Graduate School of Architects, Planning and Preservation
New York, NY
M.S. Historic Preservation



Continuing Education

Small Project Process and
Products Revealed
American Institute of Architects

Catching Up with AIA
Contract Documents
American Institute of Architects

Envelope Performance Testing,
Modeling and Monitoring
Association for Preservation
Technology International

The Use of Substitute Materials on
Historic Preservation Projects
Association for Preservation
Technology International

Introduction to
Construction Cost Estimating
New York University
School of Continuing Education

Volunteer

Preservation New Jersey
10-Most Endangered Historic Properties
2018

Chair, Preservation New Jersey
10-Most Endangered Historic Properties,
2015 – 2017

*Appearance on Comcast Newsmakers for
2017 10-Most List*

Lectures

Learning from Loss: Strategies for Saving Endangered Sites presented at
“Building a Place for History,” New Jersey History and Historic Preservation
Conference, June 2016

*Getting Your Historic House (Museum) in Order: Foundation Documents for
Managing Your Historic Property* presented with Dorothy Hartman, principal of
History in the Making. This lecture was presented as part of the Kean
University’s Historic Preservation Program, November 2015 and the Rutgers,
Camden Historic Preservation Program, September 2016

*Applying the Secretary of the Interior’s Standards for Rehabilitation to
Residential Properties* presented at “New Perspectives on the Past,” New
Jersey History and Historic Preservation Conference, June 2015

Hinchliffe Stadium: The Research for a National Historic Landmark Nomination
presented at the 2010 New Jersey Historic Preservation Conference, June 2010

Brielle Road Bridge: The Last Belidor-Type Bascule Bridge in New Jersey
presented to the Roebling Chapter of the Society of Industrial Archaeologists,
October 2008

Restoration of the Henry Doremus House and Vreeland Outkitchen presented
to the Montville Historical Society and the Montville Woman’s Club, October
2007

Inclined Plane 2 East and Lock 2 East of the Morris Canal presented to the
Canal Society of New Jersey, January 2007

The Process of Preservation presented to a joint meeting of the Construction
Specifications Institute and the South Jersey Chapter of the American Institute
of Architects, February 2006

Tours Given

Architectural Tour of the Historic Buildings at Waterloo Village – presentation
of the historic architecture of Waterloo Village as part of Canal Day at
Waterloo in June 2008 and 2009 on behalf of the Canal Society of New Jersey.

Four Centuries in a Weekend at the Oswald Nitschke House, Kenilworth, NJ –
preparation of the tour for the docents at the grand opening of the Oswald
Nitschke House to the community. This was done in consultation and with
input from members of the Kenilworth Historical Society. October 2004.

Thomas B. Connolly, AIA

Principal Architect

Principal-in-Charge

NJ License: 21A101699200

PA License: RA403776

Experience

- | | |
|---|---|
| <p>Principal Architect
August 2005 – Present</p> | As Principal Architect, Mr. Connolly provides project management and coordination and direct client contact. He is also responsible for documentation of existing conditions, drafting, schematic design, design development studies, contract document preparation including drawings and specifications, cost estimates, contractor prequalification, bidding, and contract administration services. Tom also contributes to historic preservation report information including code analysis, estimates of probable costs, design and material recommendations, and report graphics and illustrations. |
| <p>Senior Architectural Designer
<i>Connolly & Hickey
Historical Architects</i>
Cranford, New Jersey
August 2003 – August 2005</p> | Reviews applications to the Historic Preservation Commission for compliance to the <i>Standards for Rehabilitation</i> , attends monthly HPC meetings, coordinates with the Planning Dept. on applications, and inspects projects under construction for compliance. |
| <p>Historic Preservation Consultant
<i>Montclair HPC</i>
July 2018 - Present</p> | Sketching and measuring of existing conditions, drafting of existing conditions, schematic design, design development studies, contract documents including drawings and specifications, contractor prequalification, bidding, contract administration services. Historic preservation study report graphics and illustrations. |
| <p>Designer/Drafter
<i>The Office of Herbert J. Githens Architect
& Planner</i>
<i>Montclair, New Jersey</i>
August 1994 – August 2003</p> | Collection of historic documentation in an attempt to provide an overview of the important historic resources within several Northern New Jersey towns. The results of the research were incorporated in a Summary Report. |
| <p>Researcher
<i>Bhavnani & King Architects</i>
New York, New York
May 1994 – August 1994</p> | |

Memberships

American Institute of Architects

Association for Preservation
Technology International

Education

New Jersey Institute of Technology
School of Architecture, Newark, NJ
B. Architecture

Union County College
Cranford, NJ
A.A. Architecture



Continuing Education

Cast Stone and
Historic Concrete Rehabilitation
2010

Various Building Codes Seminars
2007 to present

The Use of Substitute Materials on
Historic Preservation Projects
Association for Preservation
Technology International

Structuring Contracts
American Institute of Architects

Best Laid Plans –
Business Planning for Small Firms
American Institute of Architects

Community Outreach/Associations

Cranford Business Alliance, Member

Cranford Chamber of Commerce, Member

Lectures

The Process of Preservation presented to a joint meeting of the Construction Specifications Institute and the South Jersey Chapter of the American Institute of Architects, February 2006

The Exterior Restoration and Structural Stabilization of the Nathaniel Drake House presented on Four-Centuries-in-a-Weekend and the Grand Re-Opening of the Drake House Museum, October 2006.

Critical Care for Your Building's Envelope: Why It Deteriorates and How to Fix It presented at the New Jersey History and Historic Preservation Conference, June 2018

Volunteer

Board Member, Cranford Historic
Preservation Advisory Board

Cranford District Management
Corporation, Board Member

Beth A. Bjorklund

Historic Preservation Specialist

Experience

Historic Preservation Specialist

*Connolly & Hickey
Historical Architects*
Cranford, New Jersey
May 2010 – Present

Ms. Bjorklund is responsible for the research of historic sources, determination of site significance and interpretation and development of written histories, contexts and significance statements, and development of use and interpretation plans. Beth assists with existing condition documentation and recommendations for restoration. She also specializes in the preparation of historic preservation planning documents including Historic Preservation Plans, Historic Site Master Plans and Historic Structures Reports, and preparation of National Register Nominations. She also prepares grant applications for public funding for planning and capital projects.

Historic Consultant

*Connecticut Trust for Historic Preservation
Hamden, Connecticut*
February 2011 - May 2011

Preparation of Historic Resource Inventory forms for the Historic Barns of Connecticut project, which included architectural descriptions, historic significance, and environmental descriptions of historic barns throughout the state of Connecticut.

Graduate Assistant

Center for Historic Preservation
Muncie, Indiana
August 2010 – May 2011

Research of historic sources, documentation of historic structures, development of written histories, contexts and significance statements, and determination of site significance. Historic preservation planning reports including Historic Structures Reports, Historic Site Inventories, and preparation of National Register Nominations.

Historic Preservation Intern

Preservation New Jersey
Trenton, New Jersey
May 2010 – August 2010

Updating of the “10 Most Endangered Historic Sites of New Jersey” database for 1995-2010 with research on all previously listed historic sites.

Education

Ball State University
Muncie, Indiana
M.S. Historic Preservation

Continuing Education

ArcGIS: Introduction Series
Rutgers University
October 2012

Salve Regina University
Newport, Rhode Island
B.A. Cultural and Historic Preservation, magna cum laude

ARCUS Professional Fellowship
March 2017 – January 2018

Publication

“Dr. Helen L. Miller: Advancing Medicine & Cancer Detection in Northern New Jersey.” www.GardenStateLegacy.com. Issue 27, March 2015.



APPENDICES

APPENDIX D

INFORMATION ON MONTCLAIR HISTORIC PRESERVATION COMMISSION

APPENDICES

MONTCLAIR TOWNSHIP HISTORIC PRESERVATION COMMISSION

The Montclair Historic Preservation Commission (MHPC), established by ordinance in 1994, is responsible for protecting Montclair's architectural heritage and increasing public awareness of the unique historical and cultural dimensions of the Township's buildings, streetscapes and landscapes. In accordance with the State Municipal Land Use Law, the commission surveys buildings, structures, objects, sites and districts located within the Township and researches and evaluates them for their historic significance. The commission proposes to the Township Council those properties it has found to be worthy of landmark designation and therefore subject to the Township's Historic Preservation Commission Ordinance.

The Commission also advises the Planning Board and the Township Council on all matters which have potential impact on the historic buildings, structures, objects, sites or districts in the Township or on the physical character and ambience of any portion of the Township or region.

The Department of Planning & Community Development provides all administrative support staffing to the Historic Preservation Commission.

There are currently:

- 4 locally landmarked historic districts: Town Center Historic District, Upper Montclair Historic District, the Pine Street Historic District, and Watchung Plaza.
- 64 individually designated landmarks.
- 6 National and State Registered Historic Districts, and numerous properties that have been determined eligible for listing on the two registers
- 100 State Register listed sites
- 52 National Register listed sites

The Commission reviews and approves changes to properties within these districts and to all other local historic landmark properties. The Commission holds public hearings for this purpose once a month, every fourth Thursday in the Council Chambers on the first floor of the Municipal Building at 205 Claremont Avenue.

If you own or know of a building that you believe should be landmarked, please contact the Township representative at 973-509-4955 and we would be happy to assist in the process. If you own or have a business located within a locally landmarked property and would like to alter its appearance, please complete an Application for a Certificate of Appropriateness. For more information, please contact the Township at 973-509-4955.