

**INTENSIVE-LEVEL ARCHITECTURAL SURVEY OF
SELECTED PROPERTIES WITHIN THE
LOWER GREGORY AND
UPPER GREGORY NEIGHBORHOODS**

**TOWNSHIP OF WEST ORANGE,
ESSEX COUNTY, NEW JERSEY**

VOLUME I

REPORT

Prepared for:

**The Township of West Orange
West Orange Historic Preservation Commission**

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Prepared by:

**Eryn Boyce, M.S.
Patrick Harshbarger, M.A., M.P.A.**

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MANAGEMENT SUMMARY

This report presents the results of an intensive-level historic architectural survey of 60 properties in the Township of West Orange, Essex County, New Jersey. The survey was sponsored by the West Orange Historic Preservation Commission (HPC) with funding from the Certified Local Government (CLG) Grant-in-Aid program of the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). The survey was designed to identify potentially eligible historic resources in study areas of southeast West Orange Township designated the Lower and Upper Gregory neighborhoods. Specifically, it surveys 52 properties in the Yale, Harvard and Oxford Terrace and Walker Road to Luddington Avenue sections of the Lower Gregory Neighborhood and eight (8) properties along the west side of the Gregory Avenue corridor of the Upper Gregory Neighborhood.

The Gregory neighborhoods originated in the colonial period as a series of farmsteads and craft shops located along Valley Road with fields and wood lots located west of the road on the eastern slopes of First Mountain. From these modest beginnings, the neighborhoods developed in the latter half of the 19th century as a setting for suburban “country” homes and estates, but this development was never as extensive or as exclusive as some other parts of the Township like Llewellyn Park or St. Cloud. Eventually, suburbanization was of a more middle-class character with more than 2,000 houses in various revival styles built from the mid-1900s to 1930s and later in-filling of late 1940s to 1960s houses, especially in the southern and westernmost sections of the neighborhoods. The neighborhoods consist of at least 20 major subdivisions and dozens of smaller subdivisions. This survey evaluated 60 properties comprising 59 dwellings and one (1) school. The survey recommends that seven (7) of the 60 properties, all dwellings, individually meet the National Register of Historic Places Criteria for Evaluation and are eligible for the New Jersey and National Registers of Historic Places or as West Orange Township Historic Landmarks. No potential historic districts were identified.

Per the township’s historic preservation ordinance, next steps may include the preparation of formal designation reports for the above referenced resources to become West Orange Township Historic Landmarks. This survey report can serve as a foundation for preparing these reports, but additional work will be necessary. Priorities should be considered based on local knowledge of the level of threat and the willingness of the community and property owners to support designation. The next township master plan update may wish to include specific recommendations from this report.

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places. It is also recommended that the HPC share the survey results as an educational and interpretive tool, partnering with local businesses, neighborhood associations and local government.

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We offer our thanks to Brian Feeney, Chairman of the West Orange Historic Preservation Commission (HPC), who coordinated this cultural resources survey on behalf of the Township of West Orange, and to Robin Miller of the West Orange Planning Department who provided administrative support. Marty Feitlowitz, Vice Chairman of the HPC, offered valuable insights and assistance including providing Hunter Research staff a guided tour of the study areas in advance of the project's outset. Jonathan Kinney of the New Jersey Historic Preservation Office coordinated the Certified Local Government Grant-in-Aid that funded the project. We also received assistance from the staffs of the West Orange Public Library, the West Orange Tax Assessor's Office, the Newark Public Library and the New Jersey State Library.

With regard to Hunter Research staff involvement, the project was conducted under the overall direction of Patrick Harshbarger, Vice President/Principal Historian/Architectural Historian. Initial survey work that resulted in a methodology for surveying the Lower Gregory Neighborhood was conducted by Alison Haley, Architectural Historian, in 2015. Background research, field work and survey form preparation were carried out by Eryn Boyce, Architectural Historian. Erin Frederickson, Architectural Historian, assisted with form preparation. GIS and report graphics were produced by Evan Mydlowski, GIS Specialist. Graphic design work and report layout were completed by Patricia Madrigal, Vice President/Publications Director. This report was written by Patrick Harshbarger and Eryn Boyce and edited by Richard Hunter.

Richard W. Hunter, Ph.D., RPA
Principal/President

Chapter 1

INTRODUCTION

A. PROJECT DESCRIPTION AND SCOPE OF WORK

This report describes the results of an intensive-level historic architectural survey of 60 properties (defined by tax lot ownership) in the Township of West Orange, Essex County, New Jersey (Figures 1.1 to 1.5, Tables 1.1 and 1.2). The properties are divided into two groups, with 52 properties located in the Lower Gregory Neighborhood and eight properties located in the Upper Gregory Neighborhood. For the practical purposes of this survey, Gregory Avenue served as a boundary between the Lower Gregory and Upper Gregory neighborhoods due to its history as a busy north-south artery. As originally scoped by the West Orange Historic Preservation Commission (HPC), the survey focused on the Lower Gregory Neighborhood, but the availability of additional funding enabled the HPC to expand the scope of the project to include eight properties on the west side of Gregory Avenue in the Upper Gregory Neighborhood.

The 52 properties in the Lower Gregory Neighborhood represent a follow-up to a survey that Hunter Research undertook in the Lower Gregory Neighborhood in 2016 (Hunter Research 2016). In contrast to the 2016 survey, which focused primarily on properties located in the northwest of the Lower Gregory Neighborhood, this survey concentrated on properties located in the southwest of the Lower Gregory Neighborhood in the areas known as the Yale, Harvard and Oxford Terrace and Walker Road to Luddington Road. The Lower Gregory and Upper Gregory neighborhoods represent distinct historical patterns of rural-to-suburban development as it spread westward from the City of

Newark and the City of Orange and shaped the history of West Orange from the colonial period to the present day.

The Lower Gregory Neighborhood is bounded to the east by the City of Orange, to the north by Northfield Avenue, to the west by Gregory Avenue and to the south by the Township of South Orange. The Upper Gregory Neighborhood is bounded to the east by Gregory Avenue and the Lower Gregory Neighborhood, to the south by the Township of South Orange, to the north by Northfield Avenue and to the west by the Montclair Golf Club at Rock Spring. As noted above, the boundary between these two neighborhoods is somewhat artificial; Gregory Avenue is an important north-to-south arterial street about half-way up the face of First Mountain but not a significant historical boundary between two widely distinct areas of land use. As such, the two neighborhoods share a common history with the principal difference being that the Upper Gregory Neighborhood was somewhat later to suburbanize, being further up the mountain and thus slightly more distant from the economic center of the Oranges and Newark to the east.

During the colonial period, this area was comprised of small farmsteads located along South Valley Road. This early road follows a line of contour at the foot of First Mountain. The land to the west of Valley Road climbs steeply. Early residents considered the rocky mountainside best suited for wood lots and there were few buildings far west of Valley Road. Construction of the Morris and Essex Railroad, later the main line of the Delaware, Lackawanna & Western (DL&W) Railroad, was an impetus to suburbanization in the middle decades of the 19th century. The railroad, now a New Jersey Transit (NJT) commuter line,

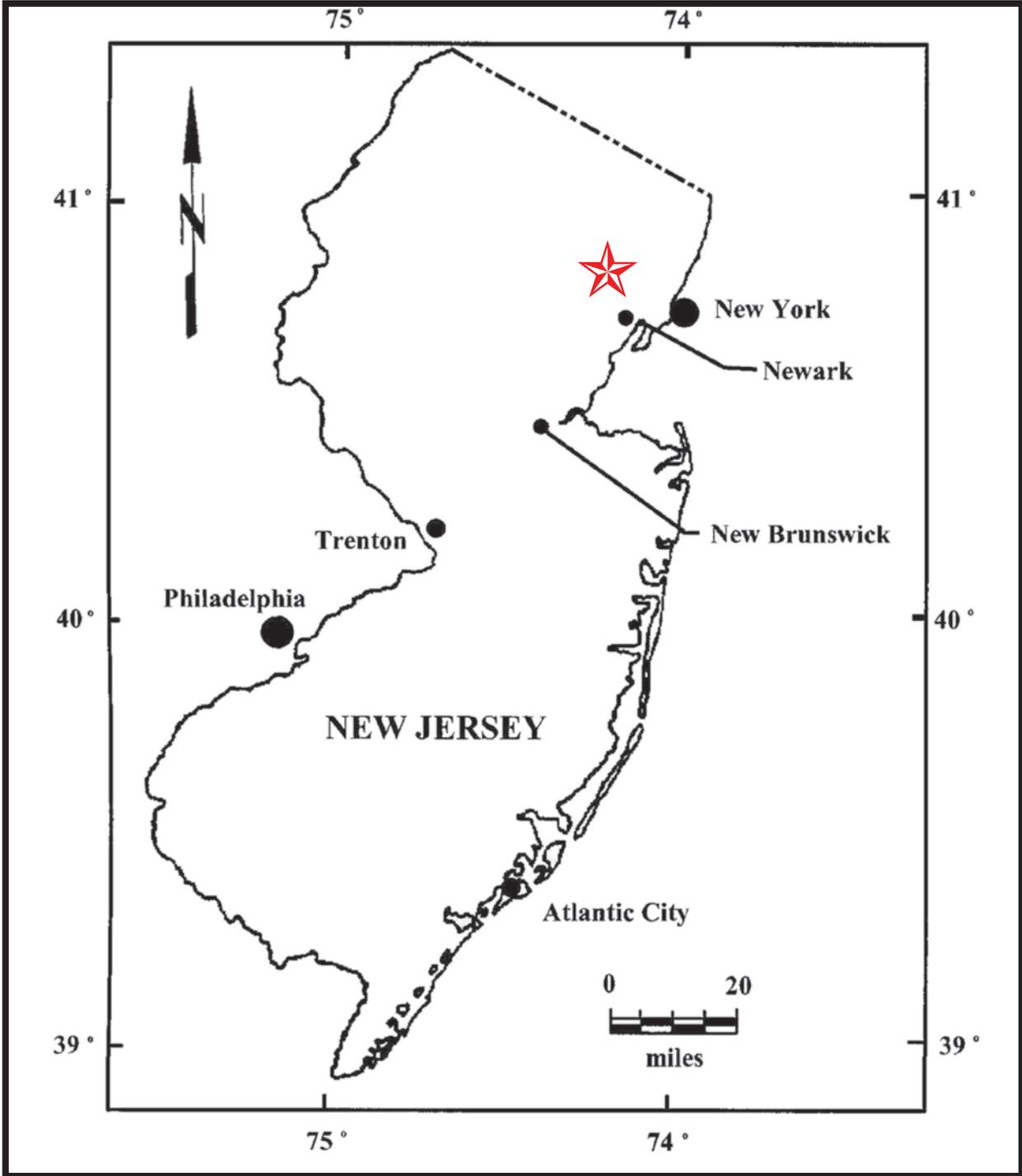


Figure 1.1. Location of Study Area, Township of West Orange, New Jersey.

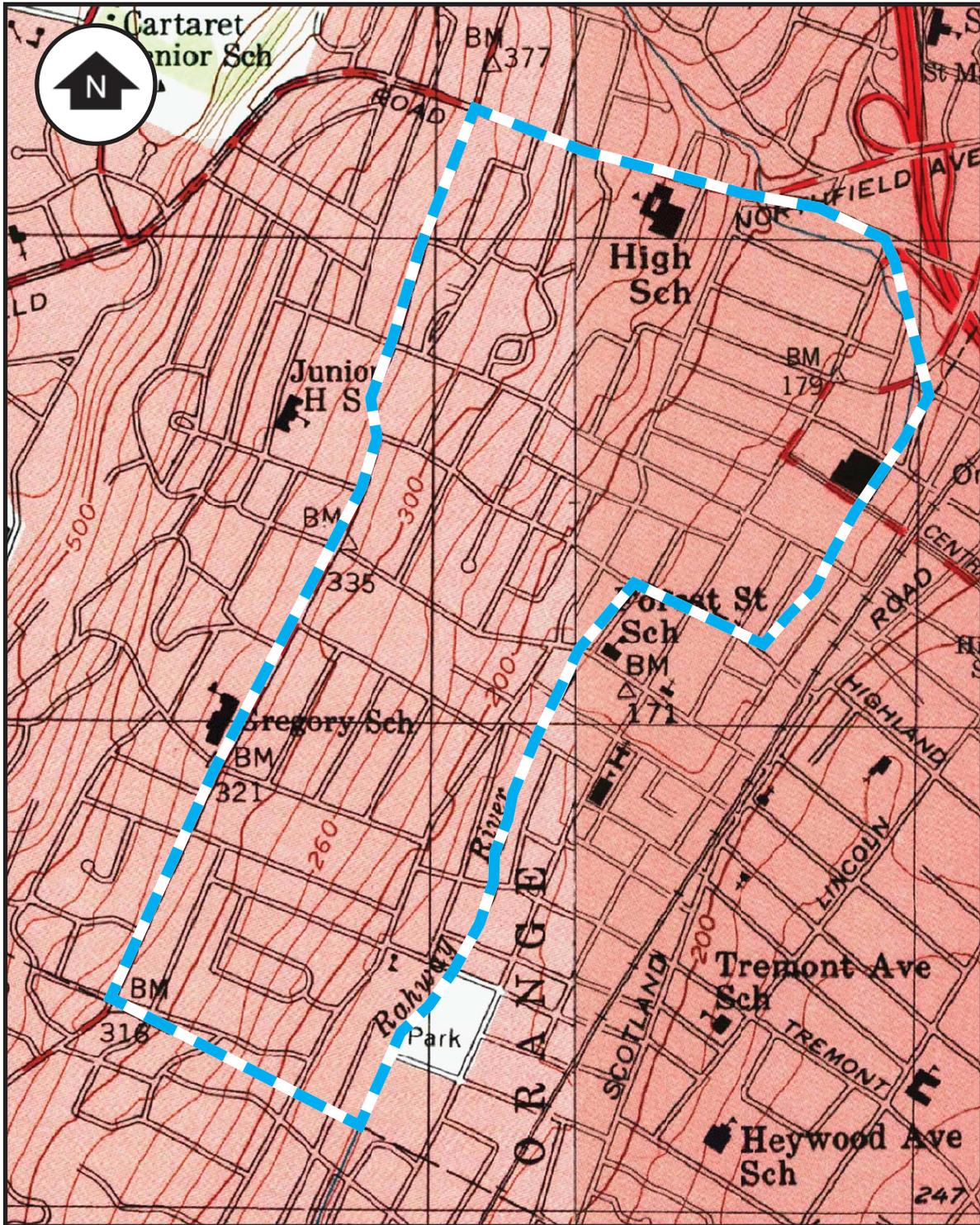


Figure 1.2. Detailed Location of Lower Gregory Neighborhood Study Area. Source: 7.5' USGS Caldwell, N.J. (1954 [photorevised 1981]) and Orange, N.J. Quadrangle (1955 [photorevised 1981]). Scale: 1 inch = 1,000 feet.

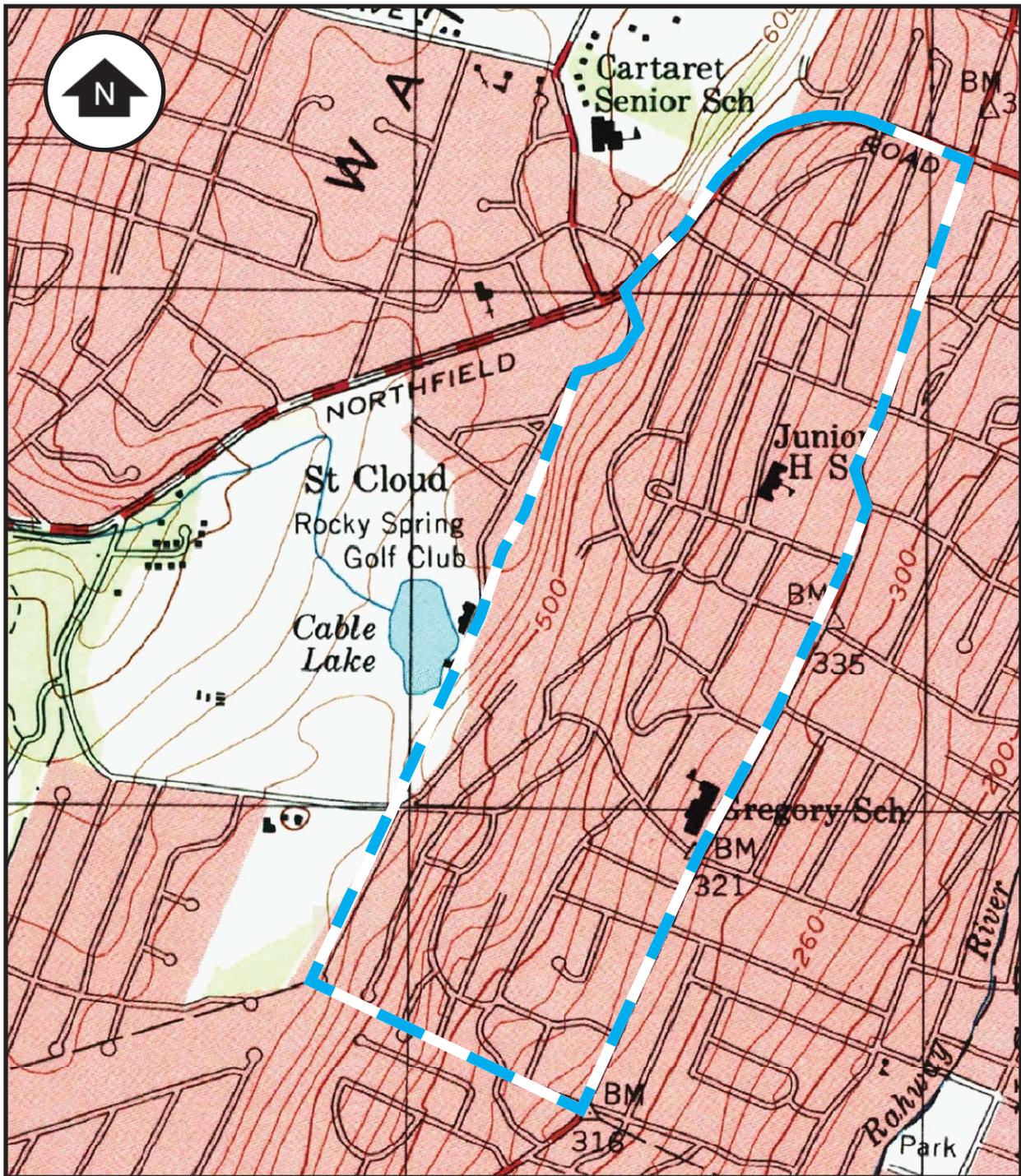


Figure 1.3. Detailed Location of Upper Gregory Neighborhood Study Area. Source: 7.5' USGS Caldwell, N.J. (1954 [photorevised 1981]) and Orange, N.J. Quadrangle (1955 [photorevised 1981]). Scale: 1 inch = 1000 feet.

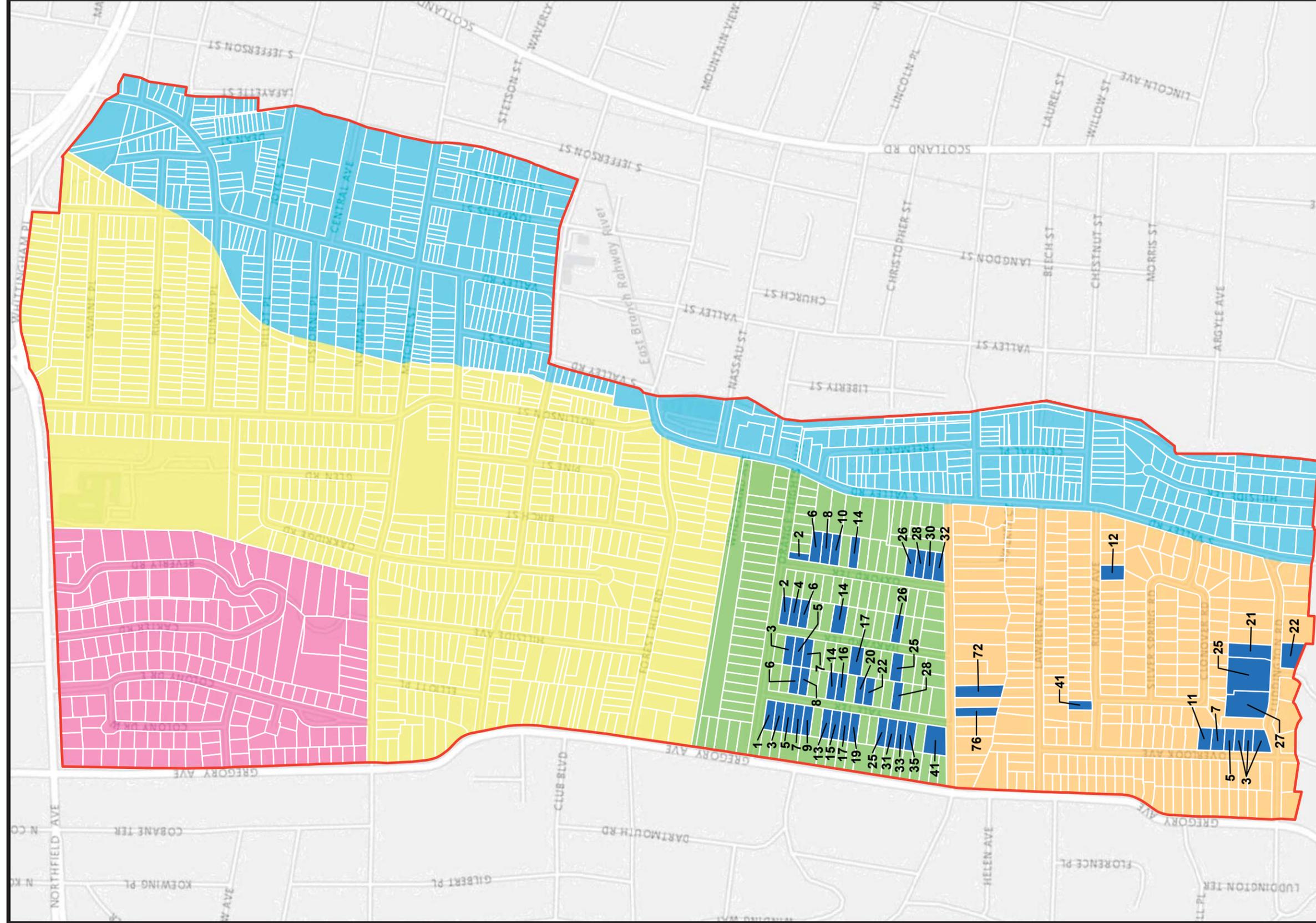


Figure 1.4 Location of Surveyed Properties Map - Lower Gregory Neighborhood

Legend

- Project Boundary
- Properties Surveyed
- # Property Address

Project Sections

- Walker Road to Luddington Road
- Colony Drive East and West
- Yale, Harvard and Oxford Terrace

Educational Park
 South Valley Road Corridor





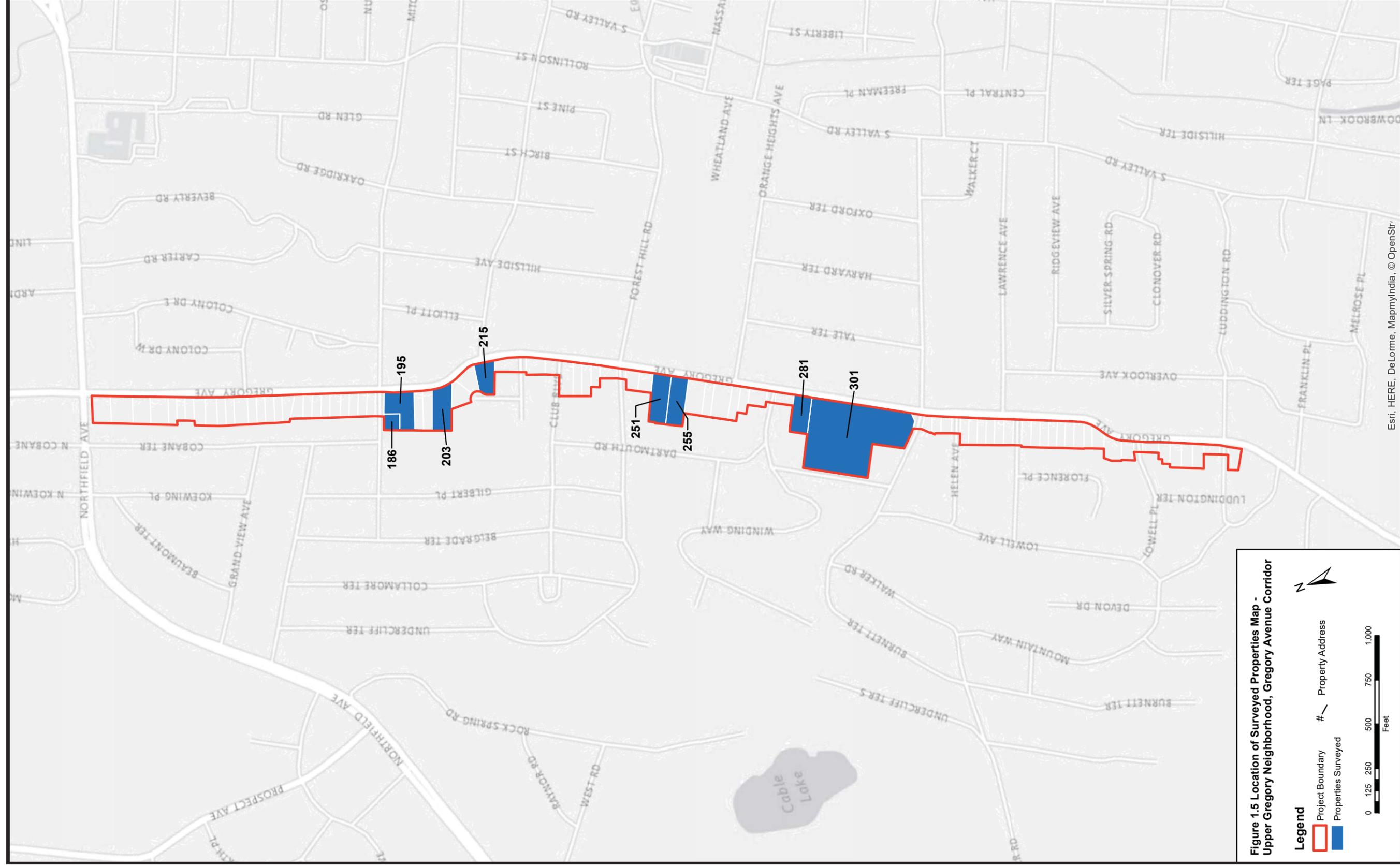


Figure 1.5 Location of Surveyed Properties Map - Upper Gregory Neighborhood, Gregory Avenue Corridor

Legend

- Project Boundary
- Properties Surveyed
- # / — Property Address





0 125 250 500 750 1,000
Feet

Esri, HERE, DeLorme, MapmyIndia, © OpenStr

Table 1.1. List of 52 Surveyed Properties - Lower Gregory Neighborhood

Address (alphabetical)	Block	Lot	Section
2 Harvard Terrace	41.01	122	Yale, Harvard and Oxford Terraces
3 Harvard Terrace	41.02	120	Yale, Harvard and Oxford Terraces
4 Harvard Terrace	41.01	123	Yale, Harvard and Oxford Terraces
5 Harvard Terrace	41.02	119	Yale, Harvard and Oxford Terraces
6 Harvard Terrace	41.01	124	Yale, Harvard and Oxford Terraces
7 Harvard Terrace	41.02	118	Yale, Harvard and Oxford Terraces
14 Harvard Terrace	41.01	128	Yale, Harvard and Oxford Terraces
17 Harvard Terrace	41.02	113	Yale, Harvard and Oxford Terraces
25 Harvard Terrace	41.02	109	Yale, Harvard and Oxford Terraces
26 Harvard Terrace	41.01	134	Yale, Harvard and Oxford Terraces
21 Luddington Road	42.03	100.01	Walker Road to Luddington Road
22 Luddington Road	45	10	Walker Road to Luddington Road
25 Luddington Road	42.03	100	Walker Road to Luddington Road
27 Luddington Road	42.03	100.02	Walker Road to Luddington Road
3 Overlook Avenue	42.03	110	Walker Road to Luddington Road
5 Overlook Avenue	42.03	116	Walker Road to Luddington Road
7 Overlook Avenue	42.03	118	Walker Road to Luddington Road
11 Overlook Avenue	42.03	122	Walker Road to Luddington Road
2 Oxford Terrace	41	157	Yale, Harvard and Oxford Terraces
6 Oxford Terrace	41	166.04	Yale, Harvard and Oxford Terraces
8 Oxford Terrace	41	166.03	Yale, Harvard and Oxford Terraces
10 Oxford Terrace	41	166.02	Yale, Harvard and Oxford Terraces
14 Oxford Terrace	41	176.13	Yale, Harvard and Oxford Terraces
26 Oxford Terrace	41	176.06	Yale, Harvard and Oxford Terraces
28 Oxford Terrace	41	176.05	Yale, Harvard and Oxford Terraces
30 Oxford Terrace	41	176.04	Yale, Harvard and Oxford Terraces
32 Oxford Terrace	41	176.03	Yale, Harvard and Oxford Terraces
12 Ridgeview Avenue	42.05	228	Walker Road to Luddington Road
41 Ridgeview Avenue	42.02	216.08	Yale, Harvard and Oxford Terraces
72 Walker Road	42	190	Walker Road to Luddington Road
76 Walker Road	42	189.01	Walker Road to Luddington Road
1 Yale Terrace	41.03	85	Yale, Harvard and Oxford Terraces
3 Yale Terrace	41.03	84	Yale, Harvard and Oxford Terraces
5 Yale Terrace	41.03	83	Yale, Harvard and Oxford Terraces
6 Yale Terrace	41.02	88	Yale, Harvard and Oxford Terraces
7 Yale Terrace	41.03	82	Yale, Harvard and Oxford Terraces
8 Yale Terrace	41.02	89	Yale, Harvard and Oxford Terraces
9 Yale Terrace	41.03	81	Yale, Harvard and Oxford Terraces
13 Yale Terrace	41.03	79	Yale, Harvard and Oxford Terraces
14 Yale Terrace	41.02	92	Yale, Harvard and Oxford Terraces
15 Yale Terrace	41.03	78	Yale, Harvard and Oxford Terraces
16 Yale Terrace	41.02	93	Yale, Harvard and Oxford Terraces
17 Yale Terrace	41.03	77	Yale, Harvard and Oxford Terraces
19 Yale Terrace	41.03	76	Yale, Harvard and Oxford Terraces
20 Yale Terrace	41.02	95	Yale, Harvard and Oxford Terraces
22 Yale Terrace	41.02	96	Yale, Harvard and Oxford Terraces
25 Yale Terrace	41.03	73	Yale, Harvard and Oxford Terraces
28 Yale Terrace	41.02	99	Yale, Harvard and Oxford Terraces
31 Yale Terrace	41.03	72	Yale, Harvard and Oxford Terraces
33 Yale Terrace	41.03	71	Yale, Harvard and Oxford Terraces
35 Yale Terrace	41.03	70	Yale, Harvard and Oxford Terraces
41 Yale Terrace	41.03	68	Yale, Harvard and Oxford Terraces

Table 1.2. List of 8 Surveyed Properties - Upper Gregory Neighborhood

Address (alphabetical)	Block	Lot	Section
195 Gregory Avenue	55	5.01	Gregory Avenue Corridor
203 Gregory Avenue	55	1	Gregory Avenue Corridor
215 Gregory Avenue	52.01	50	Gregory Avenue Corridor
251 Gregory Avenue	48	2.04	Gregory Avenue Corridor
255 Gregory Avenue	48	2.02	Gregory Avenue Corridor
281 Gregory Avenue	47	3	Gregory Avenue Corridor
301 Gregory Avenue	47	9	Gregory Avenue Corridor
186 Gregory Place	55	7	Gregory Avenue Corridor

is entirely located in the City of Orange approximately one-quarter mile east of the Lower Gregory Neighborhood. With improved access to transportation, however, the Lower Gregory, Upper Gregory and other neighborhoods in West Orange and surrounding municipalities developed as suburbs, first for well-to-do gentlemen of greater Newark and New York City who built large fashionable country homes on or near First Mountain, and then later for an emerging middle class that acquired houses within subdivisions that were carved from former farms and estates. In the case of the Lower Gregory Neighborhood, subdivision occurred mostly from the 1900s to 1930s. In the Upper Gregory Neighborhood, subdivision continued through the 1940s and 1970s.

Today, the mostly vernacular architecture of the Lower Gregory Neighborhood represents a continuum of rural-to-suburban development over the course of nearly 200 years. There are a handful of mid-18th to early 19th-century East Jersey Cottages that survive along South Valley Road; a dozen or so late Victorian country homes arranged along the eastern slope of First Mountain and dating from the early suburban period of the 1850s to 1890s; and hundreds of houses within subdivisions that date to the later suburbanization period of the 1900s to 1930s. Most of these later houses are in various revival styles of the period with strong preferences for the Colonial Revival, Dutch Colonial Revival and Tudor Revival. Several schools and churches, mostly of this later period, remain as important centers for the education of children and the spiritual well-being of the community. Commercial and industrial buildings are very few in number and found mainly to the east of South Valley Road where West Orange transitions into the City of Orange. This area is more closely related to the mixed-use, mid-to-late-19th-century development that formed along the DL&W Railroad corridor in the City of Orange.

The mostly vernacular architecture of the Upper Gregory Neighborhood represents a continuation of the types found in the Lower Gregory Neighborhood, though it generally dates from a later period because development primarily moved east to west from the base of First Mountain to the top. A handful of late Victorian homes dating from the 1890s to 1900s survive along Gregory Avenue and are scattered on the slope of First Mountain on Sheffield Terrace and Gregory Place. The majority of the houses, however, are located within subdivisions that date to the later periods of suburbanization of the 1900s to 1930s, 1930s to 1950s and 1950s to 1970s. As in the Lower Gregory Neighborhood, the Colonial Revival, Dutch Colonial Revival and Tudor Revival styles were favored. Two schools from this later period, the *circa* 1923 Gregory Elementary School and the *circa* 1932 Roosevelt Middle School, remain important centers for the education of children.

The overarching goal of this survey is to provide data and recommendations that can be used to guide and promote historic preservation in the Lower Gregory and Upper Gregory neighborhoods by identifying and increasing awareness of potentially historic buildings and encouraging their appropriate treatment as historic resources. In 2016, the West Orange Historic Preservation Commission (HPC) applied for and received a Certified Local Government (CLG) Grant-in-Aid for the survey from the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). A Request for Proposals (RFP) was issued by the township in July 2017 (see Appendix A for the RFP and a detailed scope of work). In August 2017, Hunter Research, Inc. was contracted with the Township of West Orange to complete the survey. The scope of work included background research, fieldwork and the preparation of this report following the NJHPO's *Guidelines for Architectural Surveys in New Jersey*.

Principal Historian/Architectural Historian Patrick Harshbarger directed the work and was assisted by Architectural Historians Eryn Boyce and Erin Frederickson (see Appendix C for resumes). Both meet the Secretary of the Interior's Professional Qualifications for historians and architectural historians (36 CFR 61).

B. RESEARCH DESIGN

The research design for this project was developed initially by the HPC to apply for a CLG Historic Preservation Fund grant. The commission's grant application emphasized the township's need to update older historic surveys of West Orange, particularly the West Orange Historic Sites Survey completed in 1992.¹ In 2014, under an earlier CLG grant, the Township undertook updated surveys of the St. Cloud Neighborhood and the Main Street Corridor.² In 2015, the Lower Gregory Neighborhood was identified by the HPC as the next study area in need of up-to-date guidance for advancing and prioritizing preservation activities. In 2016, under another CLG grant, the Township undertook the first phase of an updated survey of the Lower Gregory Neighborhood focusing on areas known as Educational Park, Colony Drive East and West, and South Valley Road Corridor.³ In 2017, another CLG grant enabled the Township to complete an updated survey of the Lower Gregory Neighborhood, focusing on the areas known as Yale, Harvard and Oxford Terraces and Walker Road to Luddington Road and to begin to study the Upper Gregory Neighborhood.

As part of the 2017 grant application, a list of 52 properties in the Lower Gregory Neighborhood, which included resources in the areas known as Yale, Harvard and Oxford Terrace and Walker Road to Luddington Road, and a list of eight properties on the west side of Gregory Avenue in the Upper Gregory Neighborhood, were developed by the HPC for survey. These lists were created based on a review of the

West Orange Historic Sites Survey of 1992 and field reconnaissance undertaken in the early winter of 2015 with follow-up in the summer of 2017 to identify the additional properties in the Gregory Avenue corridor of the Upper Gregory Neighborhood.

In late July 2017, Hunter Research was retained by West Orange Township to complete the intensive-level survey. Locational information on the 60 properties, including street addresses and tax lot and block numbers, were supplied to Hunter Research. This information was cross-referenced by Hunter Research against current tax maps supplied by West Orange's Tax Assessor's office, digital spatial data (NJDEP GeoWeb GIS) and Google maps. These lists were updated as needed to reflect new information (it was noted that some addresses or tax block/lot data had changed since the 1990s surveys) and then field verified. Tables 1.1 and 1.2 represent the final lists of the 60 surveyed properties.

Hunter Research entered spatial data into ArcGIS software to create site location maps and populate an MS-Access NJHPO project database that was used to compile data and generate survey forms. The metadata description of Essex County tax parcels was acquired from the New Jersey Geographic Information Network (NJGIN).

During late August and early September 2017, Hunter Research undertook fieldwork, historical background research, data entry, and survey form and report preparation. NJHPO base survey forms with building attachments were completed for all properties, and eligibility attachments were completed for selected properties identified as potentially eligible to the New Jersey and National Register of Historic Places on an individual basis. All survey forms were supported by graphic information consisting of site photographs and location maps. The best overview photograph of

a property was attached to the MS Access generated survey form and additional photographs provided in digital format keyed to the property address.

Research biases encountered during the work were minimal, and mostly a result of constraints presented by an accelerated schedule and firm deadline of the end of September 2017 to meet the terms of the grant. Due to the accelerated schedule, original archival research was limited to deed research on selected properties deemed to be individually eligible for the National Register of Historic Places. Several properties and their related subdivisions appear to be worthy of future research endeavors, particularly closer examination of deeds, local building codes, newspapers, and oral history with long-time residents.

An anticipated bias was that the survey was conducted from the public right-of-way with no or very limited access to the rear or interior of privately owned properties. Hunter Research staff did not enter private properties unless invited by owners. During fieldwork, staff carried a letter of introduction on company letterhead. This letter was given to residents who expressed interest in the project.

Due to the time of year, vegetation was a challenge when photographing some properties from the public right-of-way. In several instances photographic coverage was less than optimal due to trees and bushes. Greater access to private property might have provided better photographic coverage and additional information on finishes, architectural integrity and dates of construction and alteration, but was not considered essential to the goals of the survey. Some inaccuracies in building descriptions and materials may have been introduced due to the inability of surveyors to approach some buildings that were set back from the streets.

Background research took place in local archival repositories, principally the West Orange Public Library (New Jersey Collection) and the Newark Public Library (The Charles F. Cummings New Jersey Information Center). Also consulted were the New Jersey State Library (Jerseyana Collection), the survey files of the New Jersey Historic Preservation Office, the New Jersey State Archives, all in Trenton, and Essex County Clerk's Office, located in Newark. It was determined by prior studies that the West Orange Township Tax Assessor's office had not retained old tax cards or other data that would have been particularly helpful in assessing the history of individual properties. Research was supplemented by on-line resources such as GenealogyBank.com (historic newspapers) and other databases.

C. DEFINITIONS

The information generated by this survey was considered in terms of the criteria of evaluation, the guidelines established for making determinations concerning National Register eligibility, as outlined by the U.S. Department of the Interior, National Register Program in 36 CFR 60.4:

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield information important in prehistory or history.”⁴

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historic significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.”⁵

The definitions and procedures for local designation of historic landmarks and districts in the Township of West Orange are contained in Chapter 25-30 of the township’s ordinances. Specifically, the National Register Criteria for designation are incorporated by reference in subsection 25-30.3(b).⁶

“There are some areas of the township’s historic preservation ordinance, however, that do differ from the National Register criteria, specifically when defining historic districts. Under Chapter 25-30.1(b), a historic district is defined by the township as:

Historic District shall mean one (1) or more historic sites, buildings, structures or objects and contiguous or surrounding property significantly affecting or affected by the quality and character of such sites, buildings, structures or objects.

A Type I Historic District shall mean one in which fifty (50%) percent or more of the individual buildings or structures comprising the District are more than fifty (50) years of age.

A Type II Historic District shall mean one in which less than fifty (50%) percent of the individual buildings or structures comprising the District are more than fifty (50) years of age.”⁷

The National Register does not use Type I or II definitions, nor does it provide for numerical or percentage-based analysis. The purpose of Type I and II definitions in the township ordinance is to regulate land use of properties less than 50 years old in historic districts. Under Chapter 25-30.4(c) certain properties less than 50 years old are exempted from certificates of appropriateness in districts where less than 50% of the individual properties comprising are considered historic. This said, there are currently no locally designated historic districts in West Orange Township, although the Township’s 2010 Master Plan Update noted that “there are some [unspecified] areas that could qualify.”⁸

D. SURVEY BOUNDARIES

The Lower Gregory Neighborhood survey area is located within the limits of the Township of West Orange, Essex County, New Jersey. The survey area is defined, generally, as bounded on the west by Gregory Avenue; on the north by Northfield Avenue; on the east by the boundary between the Township of West Orange and the City of Orange, which generally is located from one to three blocks east of South Valley Road; and on the south by the boundary between the township of West Orange and the Township of South Orange just to the south of Luddington Avenue (see Figures 1.2 and 1.4).

The Lower Gregory Neighborhood derives its name from the natural topography and local street patterns. The neighborhood is located on the lower slopes of the east side of First Mountain, the easternmost ridge of the Watchung Mountains. This mountain range stretches over 40 miles across northern New Jersey in

Somerset, Morris, Union, Essex, Passaic and Bergen counties. In the southern section of the Township of West Orange, the eastern slope of the First Mountain is a densely developed suburb that is primarily residential in character. Gregory Avenue, an arterial road which trends southwest to northeast on a line of level across the First Mountain’s face, is located about halfway up the mountain. The area east of Gregory Avenue is thus referred to as Lower Gregory while that west of the avenue may be referred to as Upper Gregory.

Within the Lower Gregory Neighborhood there are five sections referred to as: Educational Park; Colony Drive East and West; Yale, Harvard and Oxford Terraces; Walker Road to Luddington Road; and South Valley Road Corridor. Each of the five sections has a distinguishable architectural character, representing variations in pattern of residential suburban development, mostly dating from the 1880s to 1930s, with some later in-fill of the 1950s and 1960s.

The Upper Gregory Neighborhood survey area is located within the limits of the Township of West Orange, Essex County, New Jersey. The Upper Gregory Neighborhood is defined, generally, as bounded on the east by Gregory Avenue; on the north by Northfield Avenue; on the west by Rock Spring Road and the Montclair Golf Club at Rock Spring, which opened at the top of First Mountain as the Rock Spring Country Club in 1927; and on the south by the boundary between the Township of West Orange and the Township of South Orange. Due to time and budget constraints, the survey area within the Upper Gregory Neighborhood was limited to eight resources on the west side of Gregory Avenue. This survey area generally possesses historical and architectural continuity with the Lower Gregory Neighborhood to the east (see Figures 1.3 and 1.5).

The 60 individually surveyed properties within the survey area have been listed in Tables 1.1 and 1.2 by street address and tax block/lot number. Surveyed tax lots, keyed to the tables, are shown in Figures 1.4 and 1.5. Properties not on the list were not surveyed; however, wider settings were generally assessed for historic district potential where appropriate.

E. CURRENT HISTORIC DESIGNATION STATUS

A review of NJHPO survey files was undertaken in August 2016 for properties in the study area already determined eligible for or listed in the New Jersey or National Registers of Historic Places.

New Jersey and National Registers of Historic Places. According to NJHPO survey files, there are currently no determined eligible or listed resources in the Lower or Upper Gregory Neighborhood survey areas.

West Orange Historic Landmarks. There are currently two designated West Orange Historic Landmarks in the Lower Gregory Neighborhood survey area – the Tompkins House (21 South Valley Road) and the Condit House (29 South Valley Road). The Tompkins and Condit houses were designated landmarks by the West Orange Township Council based on the recommendation of the Historic Preservation Commission on February 4, 1997. These properties were re-surveyed at the intensive level as part of the first phase of the Lower Gregory Neighborhood planning survey.⁹

F. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

Basic starting points for understanding West Orange's heritage include: Stephen Wickes's *History of the Oranges, in Essex County, New Jersey, from 1666 to 1806* (1892); Henry B. Whittemore's *The Founders and Builders of the Oranges* (1896); David Lawrence Pierson's *History of the Orange's to 1921* (1922); Samuel Crane Williams's *Historical Sketch of the Growth and Development of the Town of West Orange, New Jersey, 1862-1937* (1937); Victor Zakrzewki and Nora Kallen's *A History of West Orange* (1976); and Joseph Fagan's *West Orange* (2009) and *Stories of West Orange* (2014). Some county histories also contain chapters on the history of the township and provide some broader context for understanding the development of West Orange in relation to neighboring municipalities, for example, William H. Shaw's *History of Essex and Hudson Counties, New Jersey* (1884) and Lewis Historical Publishing Company's *Biographical and Genealogical History of the City of Newark and Essex County* (1898) and *The Municipalities of Essex County, New Jersey, 1666-1924* (1925).

Cartographic materials are among the richest of resources for understanding the patterns of suburban development in the Township of West Orange. Particularly useful are the sequential maps published by various authors from the 1850s to 1930s: Sidney's *Map of Essex County* (1850); Walling's *Map of Essex County* (1859); Mirick's *Guide Map of Essex County* (1877); Pidgeon and Robinson's *Atlas of Essex County* (1881); Robinson's *Atlas of Essex County* (1890); Sanborn Insurance Company's *Insurance Maps of West Orange* (1895, 1912); Mueller's *Atlas of the Oranges* (1904, 1911); and the Franklin Survey Company's *Atlas of East Orange, Orange, and West Orange* (1932). These maps have been the principal sources of information for establishing dates of construction and ownership of the properties in the

survey. Historic aerial photographs have also provided important information for dating properties and observing changes in the landscape from the early 1930s to the present.¹⁰

With regard to previous architectural survey data specific to the Lower Gregory Neighborhood, the principal source of information is Acroterion's West Orange Historic Sites Survey (1992). This survey provides a list of properties and brief architectural descriptions, plus survey forms and eligibility recommendations for a few of the more prominent properties (e.g., 195 West Gregory Avenue), as well as a selection of representative suburban residential property types.

Endnotes

¹Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey.

²Hunter Research, Inc., Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex County, New Jersey, 2 volumes, prepared for the Township of West Orange, West Orange Historic Preservation Commission, on file New Jersey Historic Preservation Office, Trenton, New Jersey, 2014.

³Hunter Research, Inc., Intensive-Level Architectural Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey, 2 volumes, prepared for the Township of West Orange, West Orange Historic Preservation Commission, on file New Jersey Historic Preservation Office, Trenton, New Jersey, 2016.

⁴Code of Federal Regulations, 36 CR 60.4, Criteria for Evaluation (2012), on line at www.gpo.gov/fdys/pkg/CFR-2012-title36-vol1/xml/CFR-2012-title36-vol-sec60-4.xml [accessed September 2016].

⁵Ibid.

⁶Township of West Orange, Revised General Ordinances of the Township of West Orange (2012), on line at www.westorange.org/document-center/view/550 [accessed September 2016].

⁷Ibid.

⁸Township of West Orange Planning Board and Susan Borg, 2010 Master Plan Update (June 2, 2010), p. 80, on file at West Orange Township Planning Department, West Orange, New Jersey.

⁹Susan Borg, Planning Director to Leonard Lepore, Township Engineer, Re: Designation of Historic Structures, 7 February 1997, on file at the West Orange Planning Office, West Orange, New Jersey; Hunter Research, Inc. (2016).

¹⁰NETR Online, Historic Aerials, on line at www.historicaerials.com [accessed September 2016].

Chapter 2

HISTORICAL CONTEXT

A. WEST ORANGE TOWNSHIP¹

The eastern section of the modern-day Township of West Orange, extending east from the foot of First Mountain, was originally part of the Newark tract, purchased by Robert Treat from the Hackensack Indians on July 11, 1667. The mountain portion of the township lay within the westerly expansion of the Newark tract that was bought from the Winacksop and Shenaktos Indians in March of 1678.²

In 1693, in the initial municipal subdivision of Essex County, all of the land now encompassed by West Orange Township became part of Newark Township and remained so until 1806 when it was included in the newly formed Orange Township. Orange Township became Orange Town in 1860. In 1862, a portion of Orange Town was combined with parts of Caldwell and Livingston Townships to form Fairmount Township. Fairmount and another adjoining piece of Orange Town were combined in 1863 to create what is today's West Orange Township. In 1900, the township became formally known as West Orange Town, but reverted to West Orange Township in 1980.³

Colonial settlement spread westward from the small nucleated towns of Newark and Second River (Belleville) and mostly comprised farmers and their families relocating from New England. The lowland extending east from First Mountain to the Passaic River soon supported numerous prosperous farms whose fields were drained by the First and Second Rivers. Limited agriculture also took place in the narrow valley separating the First and Second Mountains, along the Rahway and Peckman rivers, which drained respectively south and north. The mountain ridges

themselves remained largely wooded, with numerous wood lots supplying the lowland farms with fuel and building materials. The population was sparse and dispersed among the widely separated farms. Among the early settlers in the area now known as West Orange were the Williams, Harrison, Nutman, Crane, Ball and Walls families, of whom the Williamses were the most prolific.⁴

Throughout the 18th century the economic output of farms in Newark Township was closely tied to markets in the town of Newark and ultimately New York City. A network of roads gradually developed with a major route running from south to north from Elizabethtown to Newark and along the Passaic Valley through Second River and Aquackanonk. From this route a series of roads headed west across the First and Second Watchung ridges providing access to the hinterland, while a secondary route ran from south to north along the eastern base of First Mountain. This transportation network is shown clearly on John Hills' *A Sketch of the Northern Parts of New Jersey* prepared in 1781 (Figure 2.1). The area of present-day West Orange Township was served by an east-west road that corresponds to today's Main Street (in Orange), Northfield Avenue and Northfield Road. The north-south route along the base of First Mountain corresponds to Valley Road and Main Street (in West Orange). Northfield Avenue is the northern border of the Lower Gregory Neighborhood study area, while Valley Road passes through the eastern side of the study area. .

The Hills map, produced during the Revolution for the British from the relative safety of New York City, shows the continuing dispersed and agricultural character of the 18th-century landscape. Many

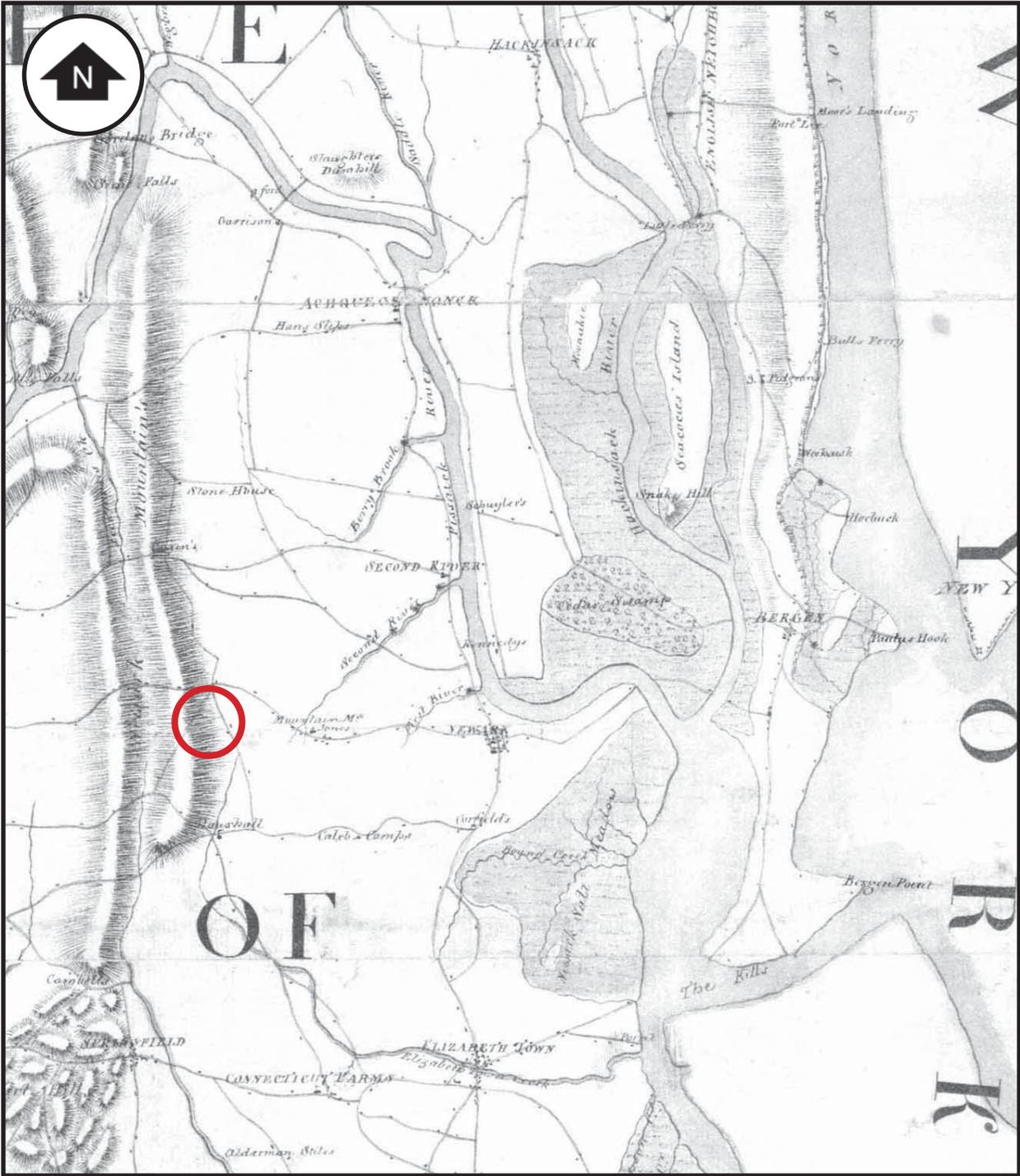


Figure 2.1. Hill, J. *A Sketch of the North Parts of New Jersey*. 1781. Scale: 1 inch = 2 miles (approximately). Location of study area indicated.

of the farming families were Loyalists, including the Williamses who gave their name to the neighborhood known as Tory Corner. The area surrounding Newark Bay remained very much within the orbit of British-controlled New York City throughout the Revolutionary War years.⁵

Orange Town, which included most of what later became the various Orange municipalities of today, remained largely agricultural and lightly settled into the mid-19th century. Although slightly west of the main transportation corridor passing through Essex County, it was nevertheless the expansion of the regional railroad network that finally propelled population growth and the development of suburban communities in Orange and its surrounding area. The Morris and Essex Railroad was extended west along Main Street in Orange in the late 1830s and spurred the emergence of Llewellyn Park in the 1850s, just before West Orange took on its own municipal existence. More suburban growth and limited industrial development followed the completion of a branch of the Erie Railroad into West Orange in the late 1870s, and this line proved to be an essential prerequisite for the Edison laboratories. The crystallizing of West Orange as a wealthy New York metropolitan suburb characterized by mineral springs, fresh air and spacious country homes with fine views occurred in the latter half of the 19th century and accelerated into the early 20th century with the coming of the automobile. Private cars and trucks provided a level of access to the mountain ridges for home building purposes that could not be gained by the railroads.

As West Orange evolved from its rural colonial roots into a suburban residential community, it met population growth with expansion of public services, including schools, water, sewer and fire and police services. Buildings and infrastructure to meet these demands were built and then progressively upgraded. With its railroad connections and proximity to Newark and the City of Orange, the area along Valley Road to the

east of First Mountain was the prime location for the town hall, schools and most businesses. These facilities, spread out along a more than mile-long stretch of the street, however, never coalesced into a downtown center, likely because of the pull of downtown Orange and Newark, which were but a short distance by streetcar from the 1870s onward and by automobile at a later date.

The evolution of West Orange as a residential suburb can be traced by statistics of population growth. In 1870, the township's population was 2,106. Over the next six decades, U.S. Census data shows that the decennial rate of population growth was an average of 44 percent, so that by 1930 population was 24,327. Growth slowed during the Great Depression of the 1930s, but accelerated again in the late 1940s and 1950s, reaching by 1960 a population of 39,895. Most of the township's housing stock dates from this nearly century-long period of rapid population growth and suburbanization from the 1870s to the 1960s. The township exhibits many land-use patterns associated with suburbanization including discrete subdivisions, each with their own periods of development and architectural character; parks, churches and schools located to serve various suburban neighborhoods; and cultural and social institutions such as fraternal organizations and country clubs. Growth has been slower since the 1960s with the township actually measuring slight population declines in the 1970s and 1980s. Today the population stands at approximately 46,602.⁶

B. LOWER GREGORY NEIGHBORHOOD

As late as the 1850s, on the eve of the American Civil War, the area that would become known as Lower Gregory remained a sparsely populated area of farms and scattered houses linearly arranged and concentrated immediately along the west side of Valley Road. The J.C. Sidney *Map of Essex County*, published in 1850 (Figure 2.2), and the H.F. Walling *Map of Essex*

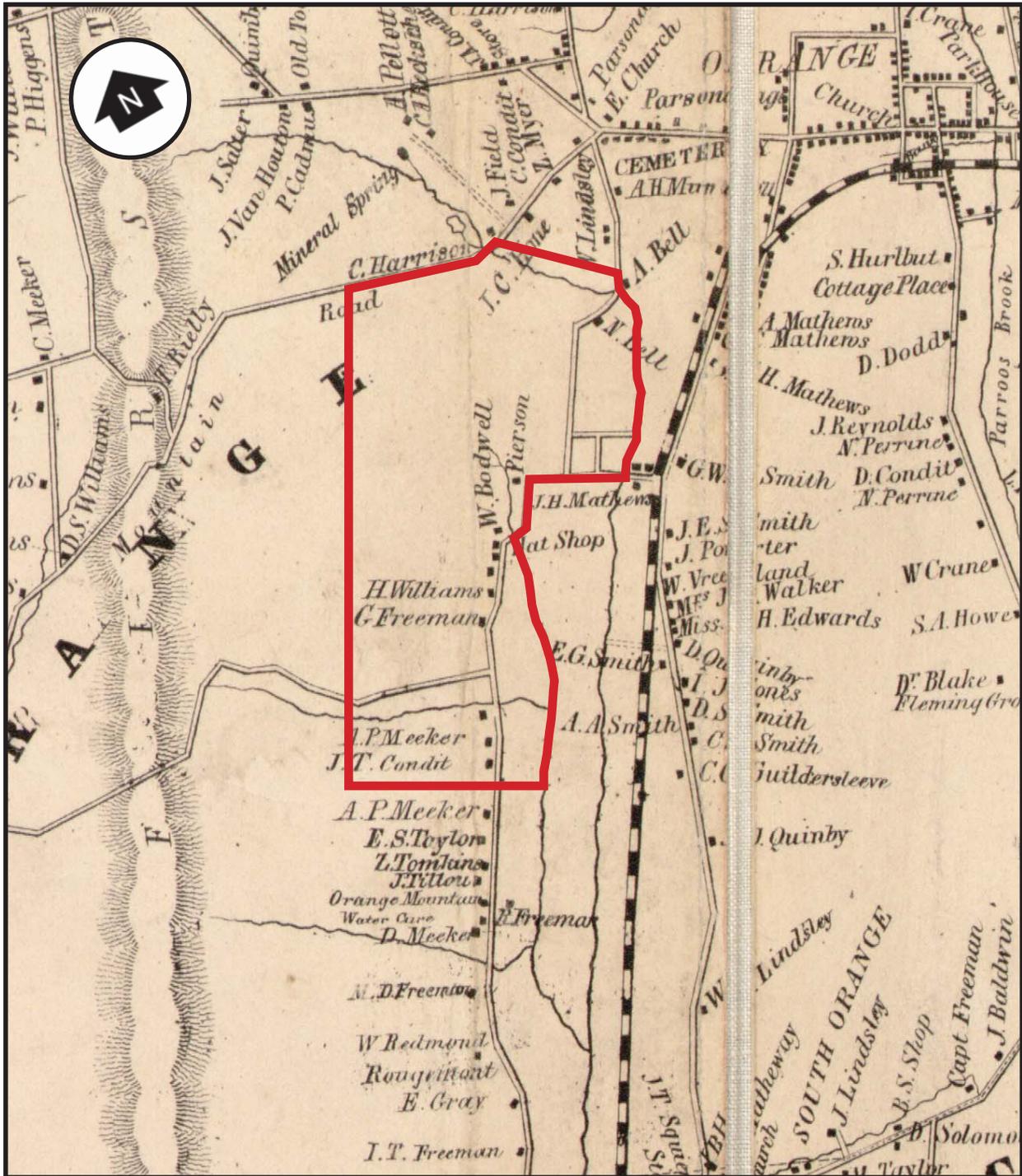


Figure 2.2. Sidney, J.C. *A Map of Essex County, New Jersey*. 1850. Scale: 1 inch = 1900 feet (approximately). Location of study area indicated.

County, published in 1859 (Figure 2.3), depict this rural landscape at the foot of First Mountain. Of the dozen or so houses shown on these mid-19th-century maps only three survive today.⁷

In addition to showing the locations of houses and the names of some of their owners, the maps depict an already well-established pattern of roads defined by Valley Road on the east side of the study area and Northfield Avenue forming its northern border. No other roads are shown within the area except Walker Road, a steep connection from Valley Road westward and directly up the slope of First Mountain to an intersection with Northfield Avenue. This pattern of roads remains as one of the defining features of the Lower and Upper Gregory Neighborhoods, although there has been considerable later in-filling of local streets. North-to-south roads tend to be parallel to Valley Road and follow lines of contour across the lower slope of First Mountain. East-to-west roads tend to be parallel to Walker Road with steep gradients of from five to eight percent.

Although the Lower Gregory Neighborhood never developed as a population center, a small village had emerged by the middle decades of the 19th century near where Valley Road intersects Wellington Avenue. This village straddled the boundary of West Orange Township and the City of Orange. A small railroad station, known as Valley Station, was located at the eastern end of Wellington Avenue within the City of Orange. The village's principal craft occupation appears to have been hat making, as indicated by the shop of W. Bodwell on the Sidney map of 1850 (see Figure 2.2). Among the residents of this area were members of the Stetson family of hatters. Stephen Stetson moved to Orange from Connecticut in the 1830s and several of his sons followed in their father's occupation setting up small shops that eventually grew into factories. The most famous of Stetson's sons, John B. who developed the famed Stetson cowboy hat, established a factory in Philadelphia follow-

ing a trip to the American West. A cluster of houses on Tompkins [also sometimes spelled Tomkins] Street have been associated with Napoleon Stetson, another of Stephen's sons. The factory of this branch of the family was located in the City of Orange, however, not West Orange. Another hat factory, that of McCall and Company, was located on Stockton Street within the Lower Gregory Neighborhood and just inside the West Orange border. This brick factory was demolished *circa* 1996.⁸

The suburbanization of West Orange is usually taken to have started in the mid-1850s with the development of the first phase of Llewellyn Park to the west of Main Street where it today intersects Park Avenue, nearly a mile north of the Lower Gregory Neighborhood. Llewellyn Park was begun in 1853 by businessman Llewellyn Haskell. It is widely regarded as the first "romantically" landscaped planned residential community in the United States. Haskell engaged architect Alexander Jackson Davis to provide the plan that took advantage of the natural picturesque qualities of a 350-acre tract of land that rose from Valley Road westward onto the slope of First Mountain. Influenced by English precedents, Davis provided for rambling drives that crossed streams and ravines, passed through woods, and accessed building sites for cottages and villas nestled into the carefully planned landscape. Davis also personally designed a number of the houses. Llewellyn Park influenced generations of town planners and landscape architects, but it also made West Orange a very desirable suburban address. Other neighborhoods followed the lead, although none managed to maintain the cohesiveness and status that characterized Llewellyn Park. Other residential areas to develop, particularly in the years immediately following the Civil War, were Hutton Park, already known for its mineral spring, to the north of Northfield Avenue on the way up First Mountain, and the St. Cloud Neighborhood near the mountain's summit. Large Victorian houses with ample grounds were occupied by many prominent New York City families,

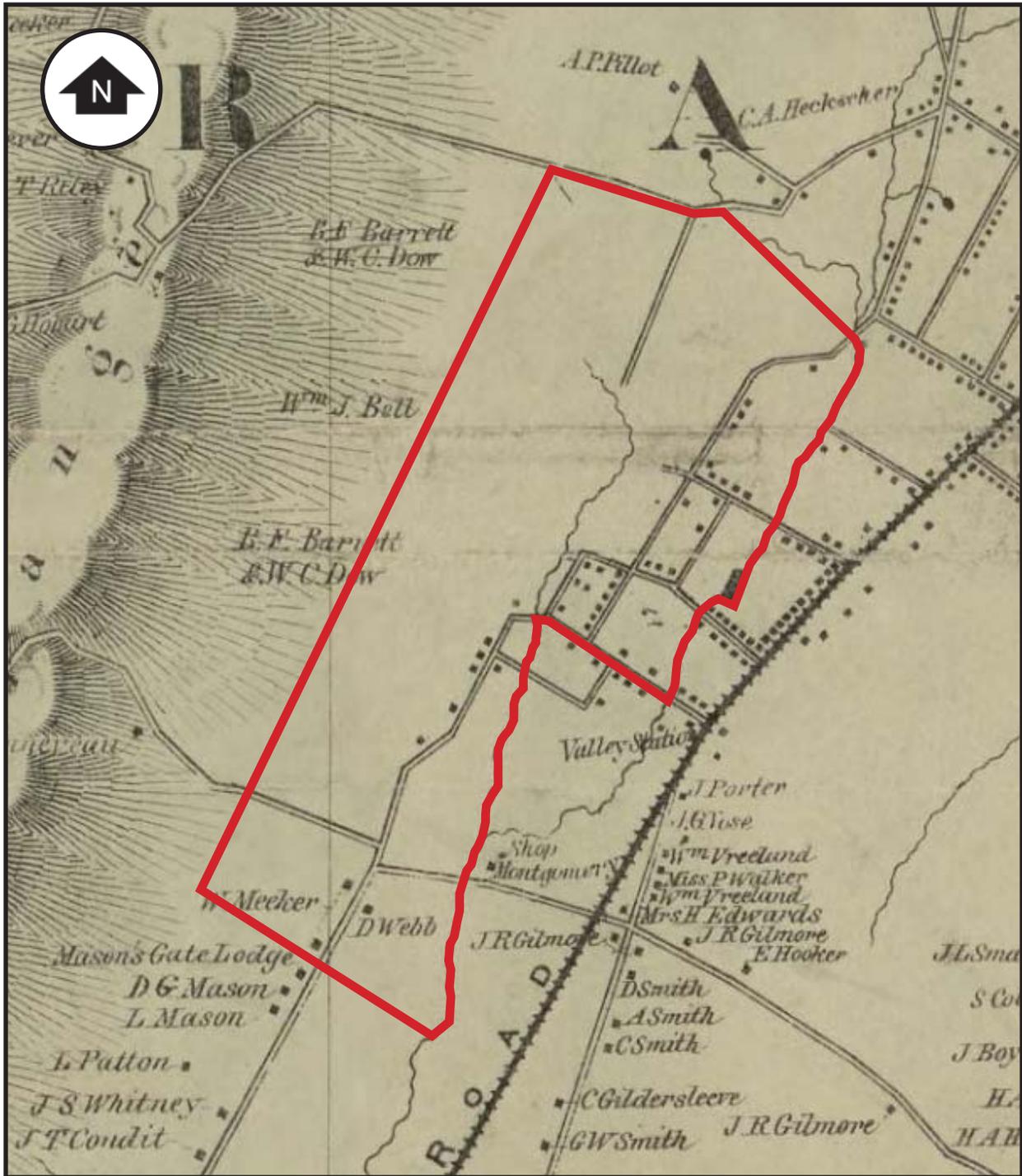


Figure 2.3. Walling, H.F. *Map of Essex County, New Jersey*. 1859. Scale: 1 inch = 1015 feet (approximately). Location of study area indicated.

including the Marcys who were relations of General George B. McClellan, a Civil War hero and presidential candidate of 1864.⁹

The Lower Gregory Neighborhood had no obvious geographic disadvantages as compared to other neighborhoods of West Orange; in fact, its topography bore similarity to that of Llewellyn Park, so it may just have been mere chance that it developed slowly or that large tracts were held by old West Orange families, like the Williams and Freemans, who were slow to turn their wood lots and pastures into subdivisions.

The first obvious sign of suburbanization of the Lower Gregory Neighborhood was the development of a mineral spring located west of the present-day intersection of Valley Road and Silver Spring Road. As early as the 1850s, visitors could take the “Orange Mountain Water Cure” at a hotel or lodge operated by Dr. Lowell Mason. Although Dr. Mason believed in the ability of cold-water mineral baths to cure many ailments, he was perhaps better known as one of America’s most successful composers of Protestant hymns. The Mason mineral baths remained open through Lowell’s death in the early 1870s. Afterward the springs were incorporated into Thomas A. Gillespie’s estate, known as “Silver Springs,” which was notable for its landscaped grounds featuring parterre gardens and pools. The Gillespie estate was subdivided in the 1920s and the residential development continued using the name of Silver Springs.¹⁰

The Hughes *Map of Essex County*, published in 1874 (Figure 2.4), shows that Gregory Avenue, Forest Hill Road, Luddington Avenue and a portion of Rollinson Street had been added to the street pattern during the 1860s or early 1870s. The added streets suggest that developers were preparing the way for subdivision. It seems likely that whatever plans were laid were cut short by the economic crash of 1873 and the long economic recession that followed. New construction within the neighborhood was largely confined to

the large estate houses of Benjamin Tomes between Northfield Avenue and Forest Hill Road, and the Mrs. Lloyd and C.F. Hunt properties between Walker Avenue and Luddington Avenue. In addition to these larger estates, Nathaniel B. Harris constructed the first house on the north side of Luddington Road circa 1868 (25 Luddington Road). The Italianate house, which appears on the Hughes *Map of Essex County*, stood on a 2.39-acre lot that Harris purchased from Lowell Mason, Jr. in May 1868 (see Appendix B for survey form for 25 Luddington Road).¹¹ Some new construction at the foot of the mountain and west of Valley Road appears to have had a more working-class character due to the small lots and proximity to the railroad.¹²

During the 1880s, the economic climate improved for developers. The Pidgeon and Robinson map of 1881 (Figure 2.5) illustrates the landholding patterns on the eve of intense suburbanization. Several subdivisions have already been platted, including those along Hillside Road and Forest Hill Road (described as Chestnut Avenue on the map), while several other large landholders appear to be well-positioned to develop extensive tracts. Except for the large estates of O. S. Carter and Lowell Mason and the smaller estates along Luddington Road and Walker Road, however, there are surprisingly few houses between Valley Road and Gregory Avenue.¹³ The Robinson map of 1890 (Figure 2.6) as compared to the earlier map of 1881 indicates that plans for the development of Hillside Road and Forest Hill Road had come to fruition. Particularly, a row of handsome and relatively large Victorian houses, mostly in the Queen Anne and Shingle styles, had been built along the south side of Forest Hill Road. The Victorian flavor of this period is captured by many details of the map, including a toboggan slide near present-day Wellington Avenue (Photograph 2.1). Also shown are the garden paths and carriage roads of the larger estates.¹⁴

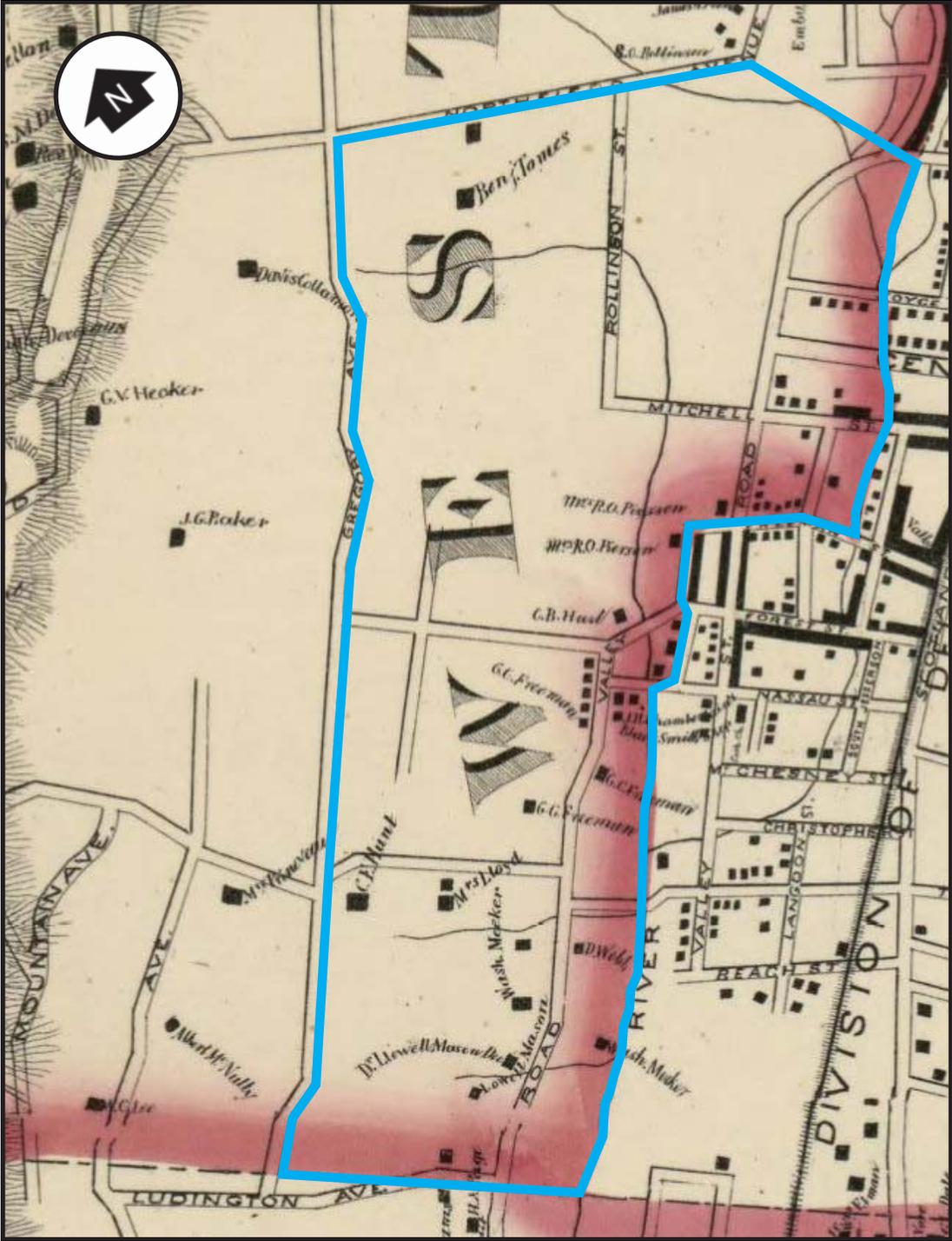


Figure 2.4. Hughes, M. *Map of Essex County, New Jersey*. 1874. Scale: 1 inch = 985 (approximately). Scale: 1 inch = 1255 (approximately). Location of study area indicated.

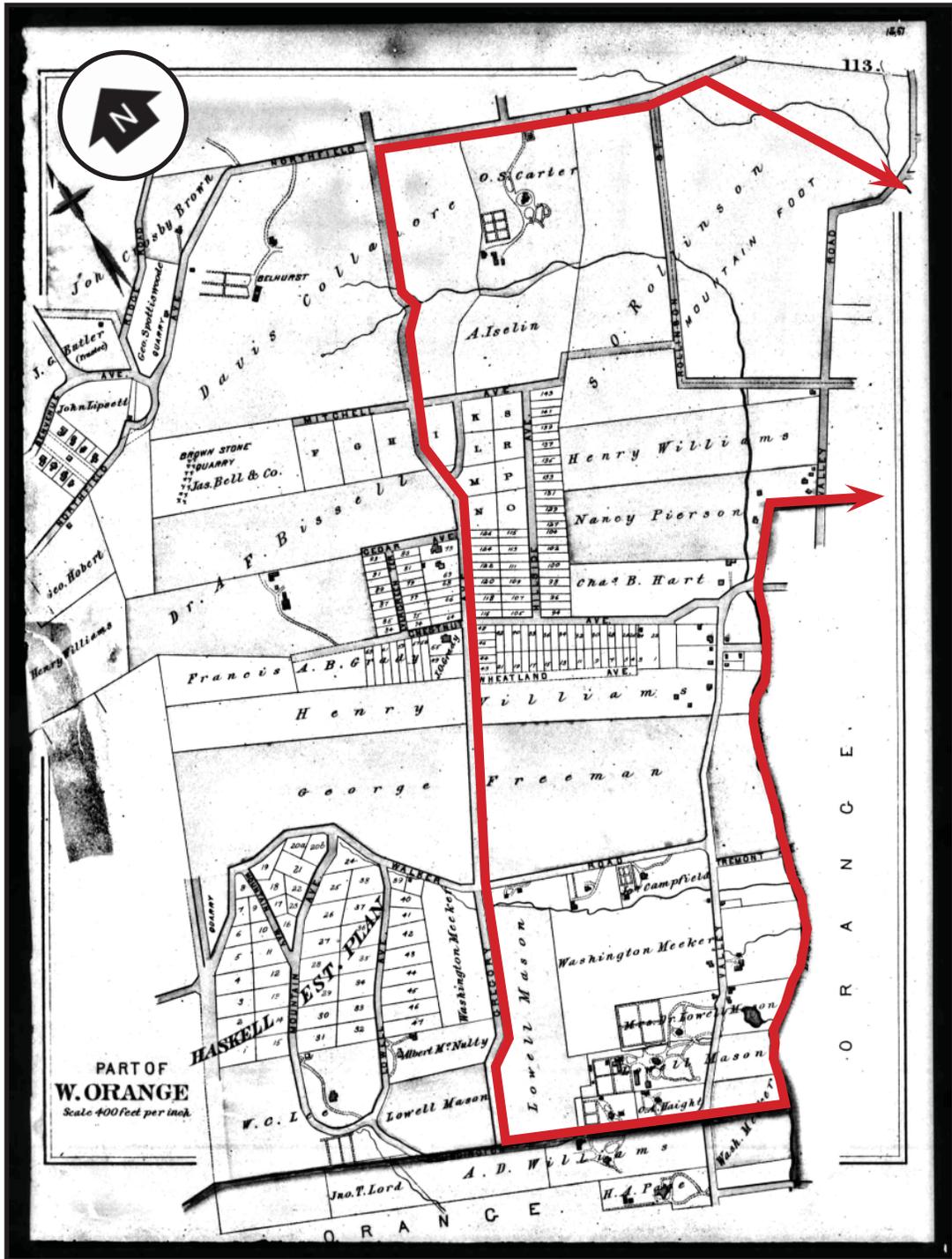


Figure 2.5. Pidgeon, R.H. and E. Robinson. *Atlas of Essex County, New Jersey*. 1881. Scale: 1 inch = 1000 feet (approximately). Location of study area indicated.

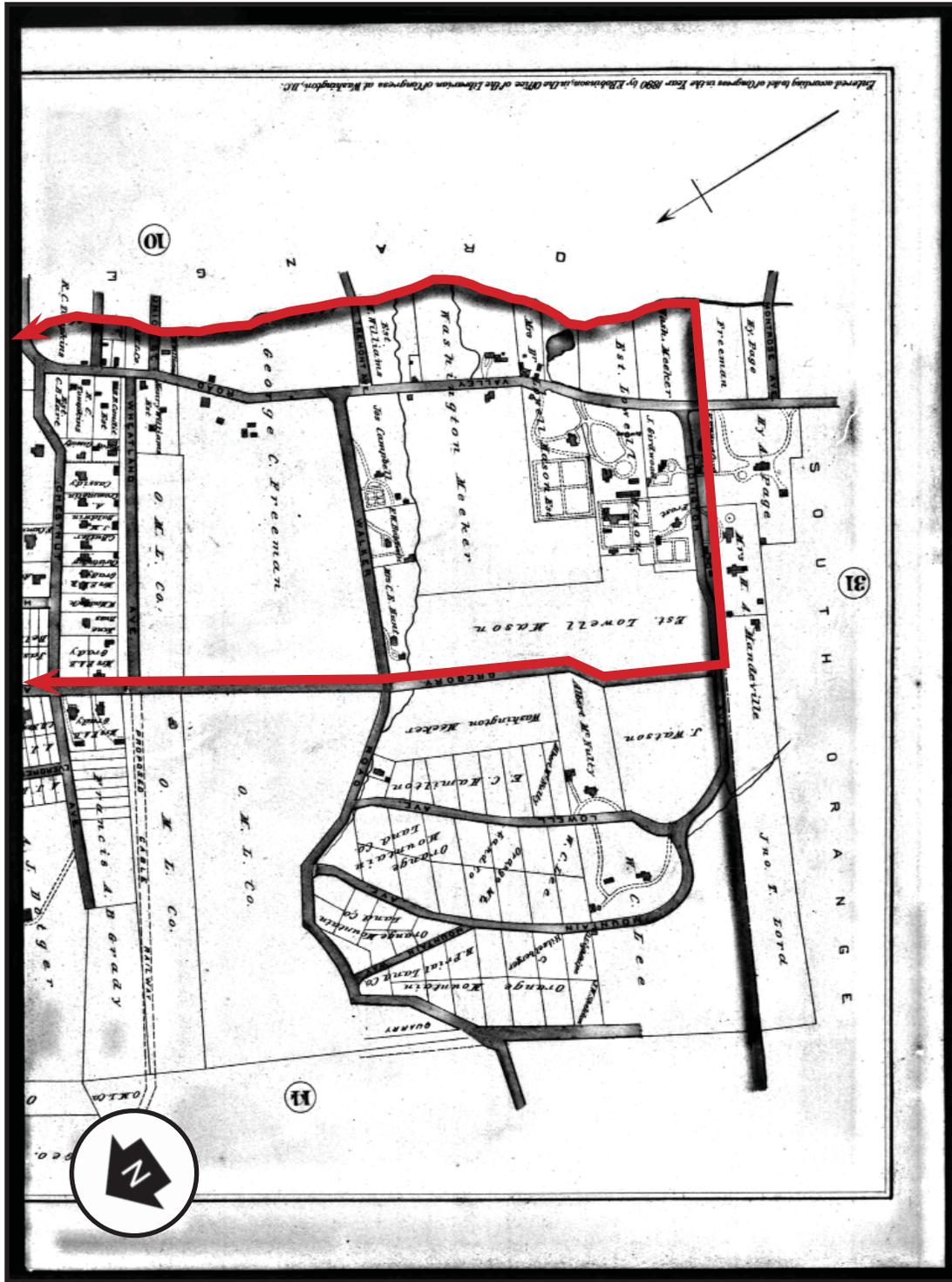


Figure 2.6b. Robinson, E. Robinson's Atlas Map of 1890. Scale: 1 inch = 830 feet (approximately). Location of study area (southern section) indicated.



Photograph 2.1. Toboggan slide near present-day Hazel Avenue. Circa 1890. Source: Fagan 2016.

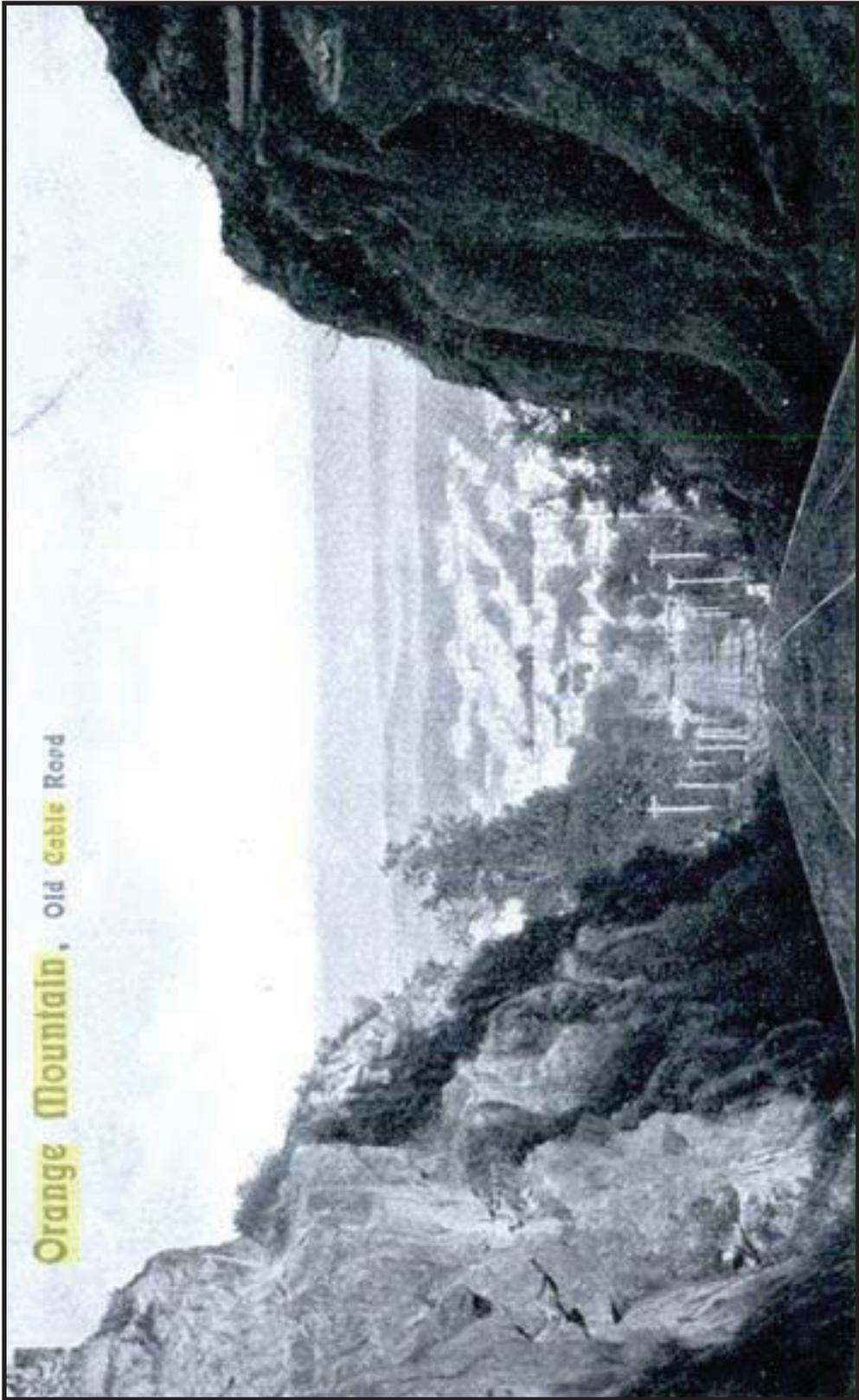
An unusual feature of the Lower and Upper Gregory Neighborhoods is the remnant right-of-way of the Orange Mountain Cable Company. This company built a funicular or cable railroad between Valley Road and the top of First Mountain (Photograph 2.2). It operated from 1891 to 1895 until going bankrupt, and then resumed service from 1896 to 1906 as part of the South Orange & Maplewood Traction Company, which operated a trolley that connected with the funicular station at Valley Road near Union Street. The trolley line ran more-or-less parallel to Valley Road. The funicular was a double-track operation that followed an alignment that corresponds with present-day Wheatland Avenue. At the point where Wheatland Avenue currently dead ends, a linear depression continues uphill. This depression is the remnant of the earth and rock cut in which the tracks ran to maintain a steady grade. The owners of the funicular used the attraction to promote land sales of the Orange Mountain Land Company, which owned over 200 acres uphill of Gregory Avenue in the Upper Gregory Neighborhood. The funicular went out of business in 1906 following a crash in which one of the passenger cars ran out of control downhill and slammed into another car.¹⁵

Between 1904 and 1932, the Lower Gregory Neighborhood took on its present-day architectural characteristics as illustrated by a series of atlas and fire insurance maps produced over those years (Figures 2.7-2.10). At the turn-of-the-century, new suburban residential construction with a denser development pattern took hold. As it spread, it enveloped or simply replaced older colonial farmhouses and Victorian manses. While some subdivisions seem to have been built with the assistance of an architect, most relied on contractors who drew influence from the “pattern-book” architecture of the period, which offered elevations, floor plans and revival-style influences such as cornices, brackets, and window patterns that could add variation to houses or groups of houses at relatively low cost. Over the course of the first

several decades of the 20th century older architectural styles such as the Queen Anne and Shingle styles gave way to the Colonial Revival, the Dutch Colonial Revival and the Tudor Revival.

The housing stock in the neighborhood was never architecturally uniform and could vary in style and in the way it was grouped. Most of the houses, however, stayed within norms of from one-and-half to two-and-half stories and three to five bays, reflecting the prevailing tendencies in American residential architecture. Yards were important to most suburban home owners, and the ubiquitous front lawn was a departure from the street-front architecture of urban Newark and Orange. Some developers enhanced the value of their properties by introducing curvilinear street patterns and cul-de-sacs, while other chose not to vary from rectilinear patterns. Lot size varied but mostly stayed under one-half acre, and setbacks could vary as well, although most houses were rarely more than 50 feet from the street.

Detailed map analysis combined with deed work would be required to understand the totality of the pattern of suburban development in the Lower Gregory Neighborhood. It is certain, however, that no single developer, contractor, architect or planner was able to impose a unified vision on the neighborhood and rarely succeeded in imposing a plan on more than a few dozen properties. This lack of planning was a characteristic of the pre-World War II period when zoning was rare and developers had to do little more than decide from an economic standpoint what made the most sense in dividing and attempting to sell their land. Often sales were slower than anticipated, in part because mortgages usually bore high interest rates and short terms. Between 1900 and 1930, it appears that there were perhaps as many as ten major subdivisions (“major” being defined as subdivisions of more than 20 lots) and dozens of smaller subdivisions within the Lower Gregory Neighborhood. There are also appear



Photograph 2.2. Orange Mountain Cable Car. Circa 1900. Source: Fagan 2009.

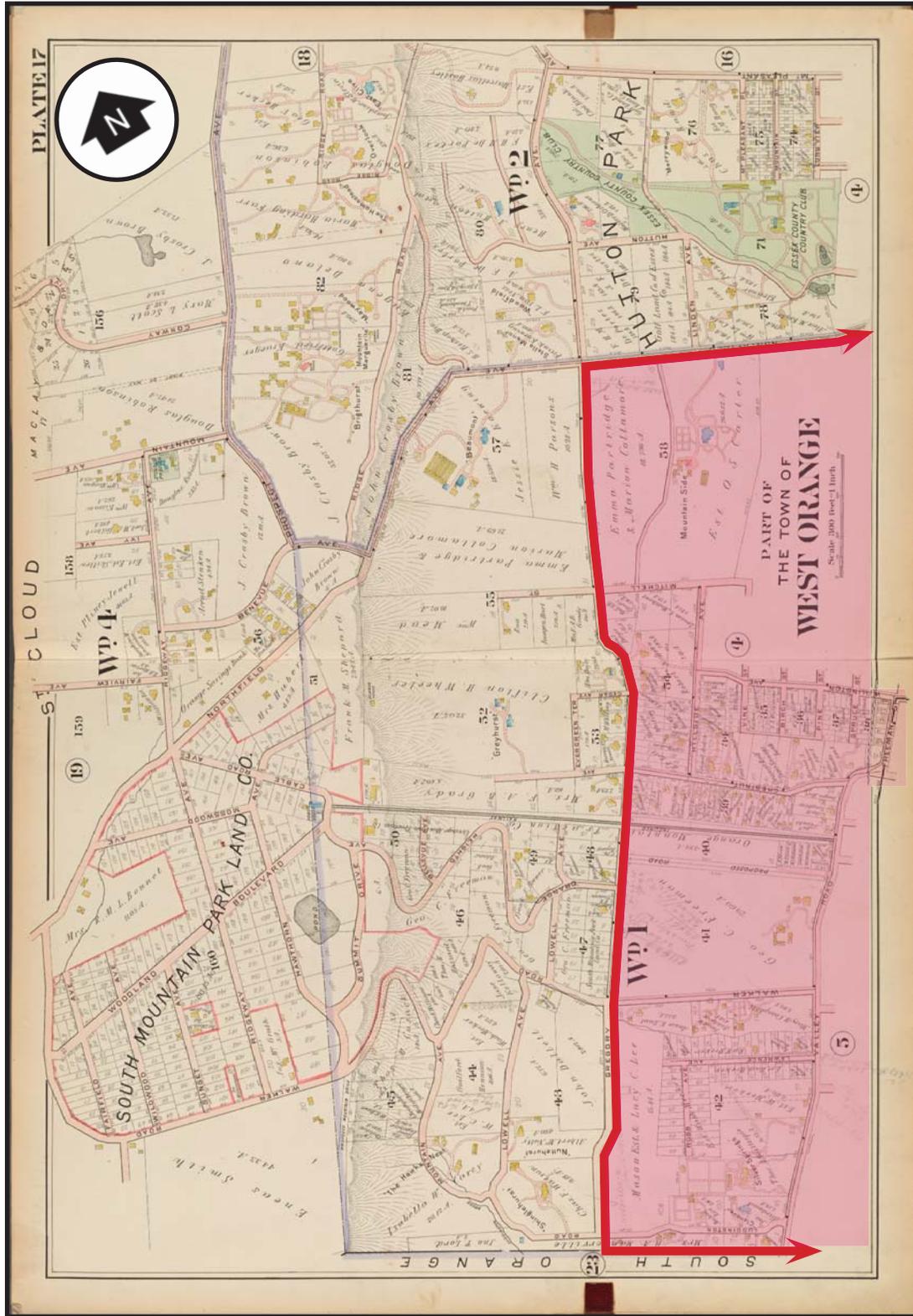


Figure 2.7a. Mueller A.H. Atlas of the Oranges, Plate 17. 1904. Scale: 1 inch = 1290 feet (approximately). Location of study area (western section) indicated.

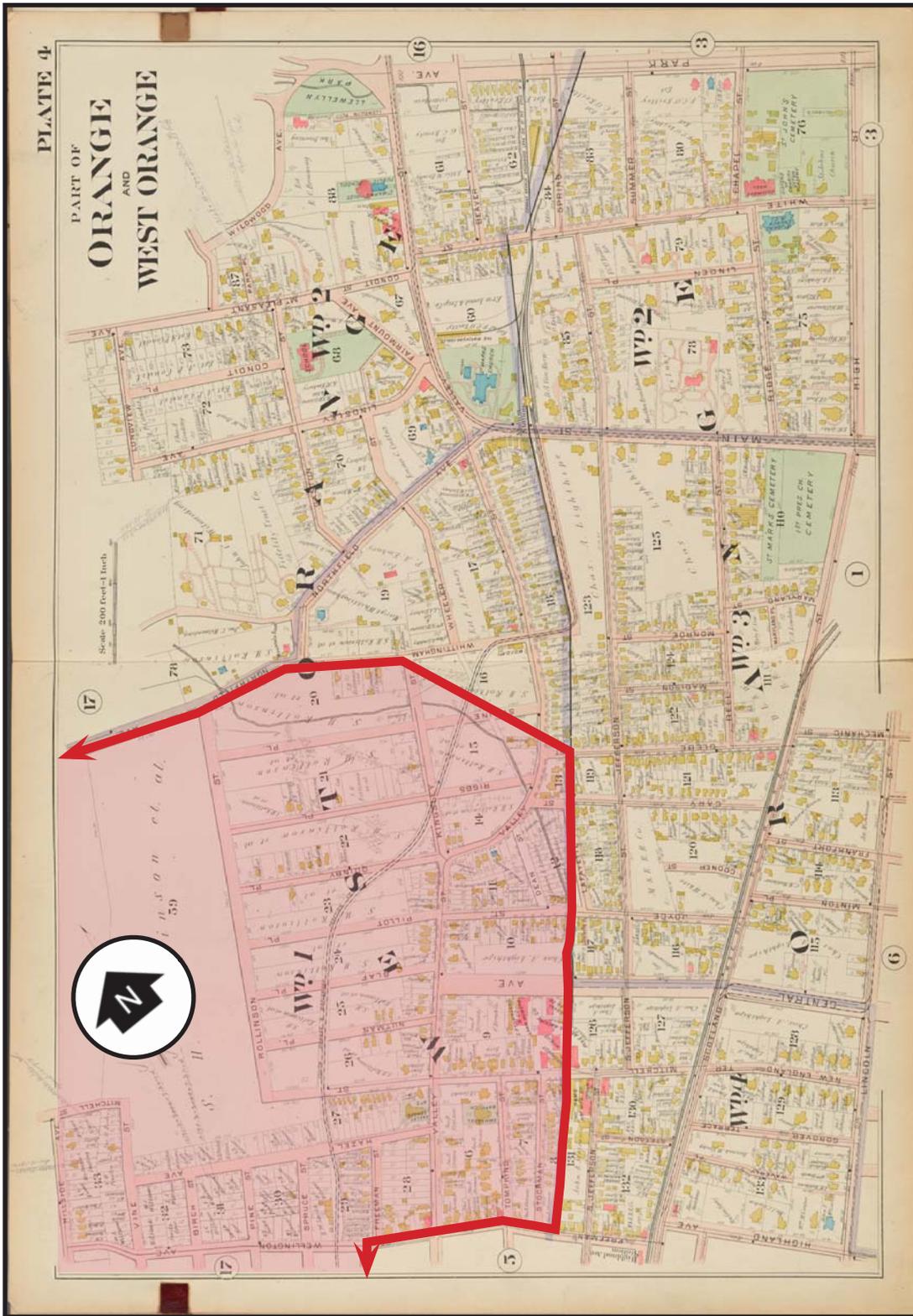


Figure 2.7b. Mueller A.H. Atlas of the Oranges, Plate 4, 1904. Scale: 1 inch = 480 feet (approximately). Location of study area (northeast section) indicated.



Figure 2.7c. Mueller A.H. *Atlas of the Oranges*, Plate 5. 1904. Scale: 1 inch = 685 feet (approximately). Location of study area (southwest section) indicated.

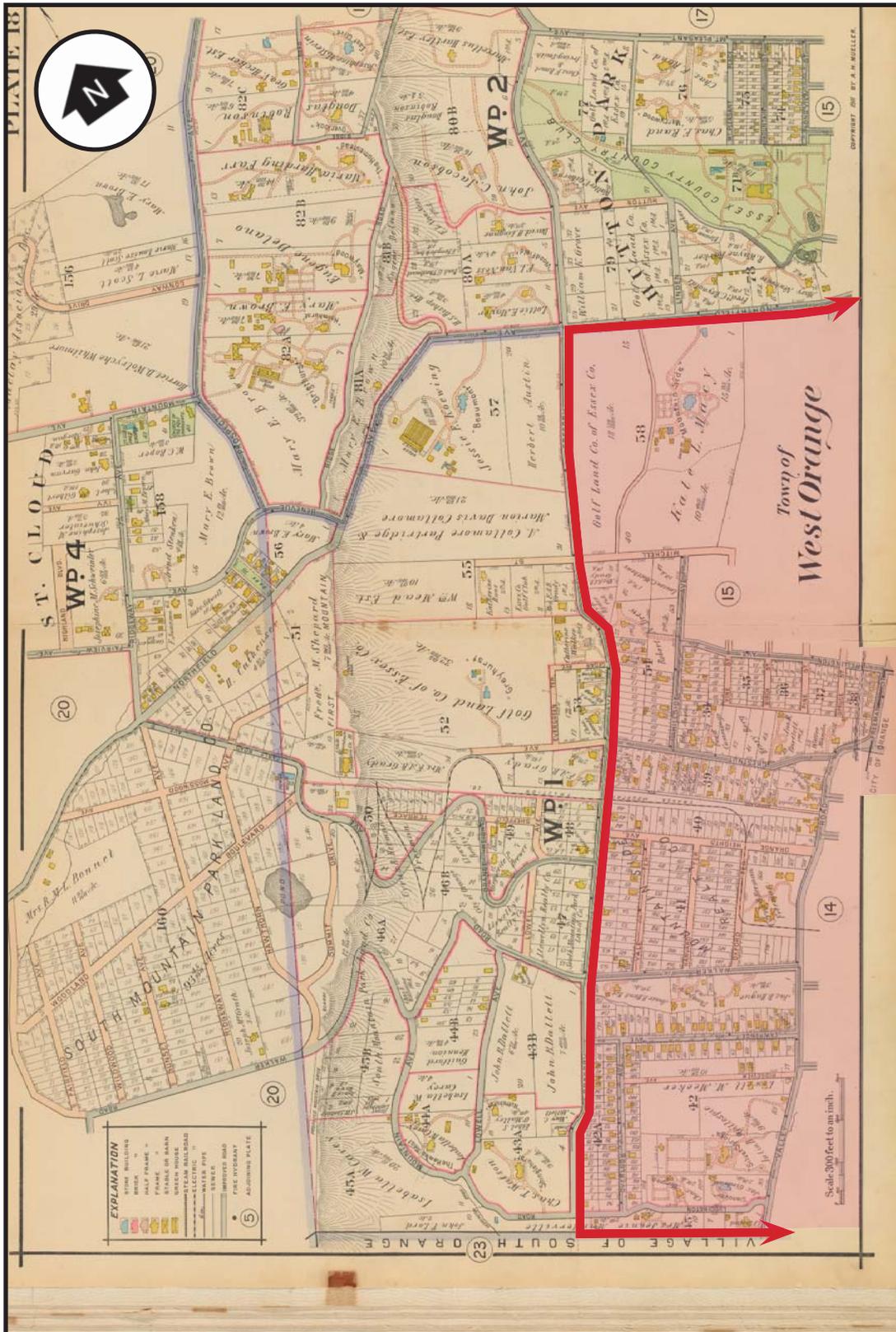


Figure 2.8a. Mueller A.H. Atlas of the Oranges, Plate 18. 1911. Scale: 1 inch = 670 feet (approximately). Location of study area (western section) indicated.

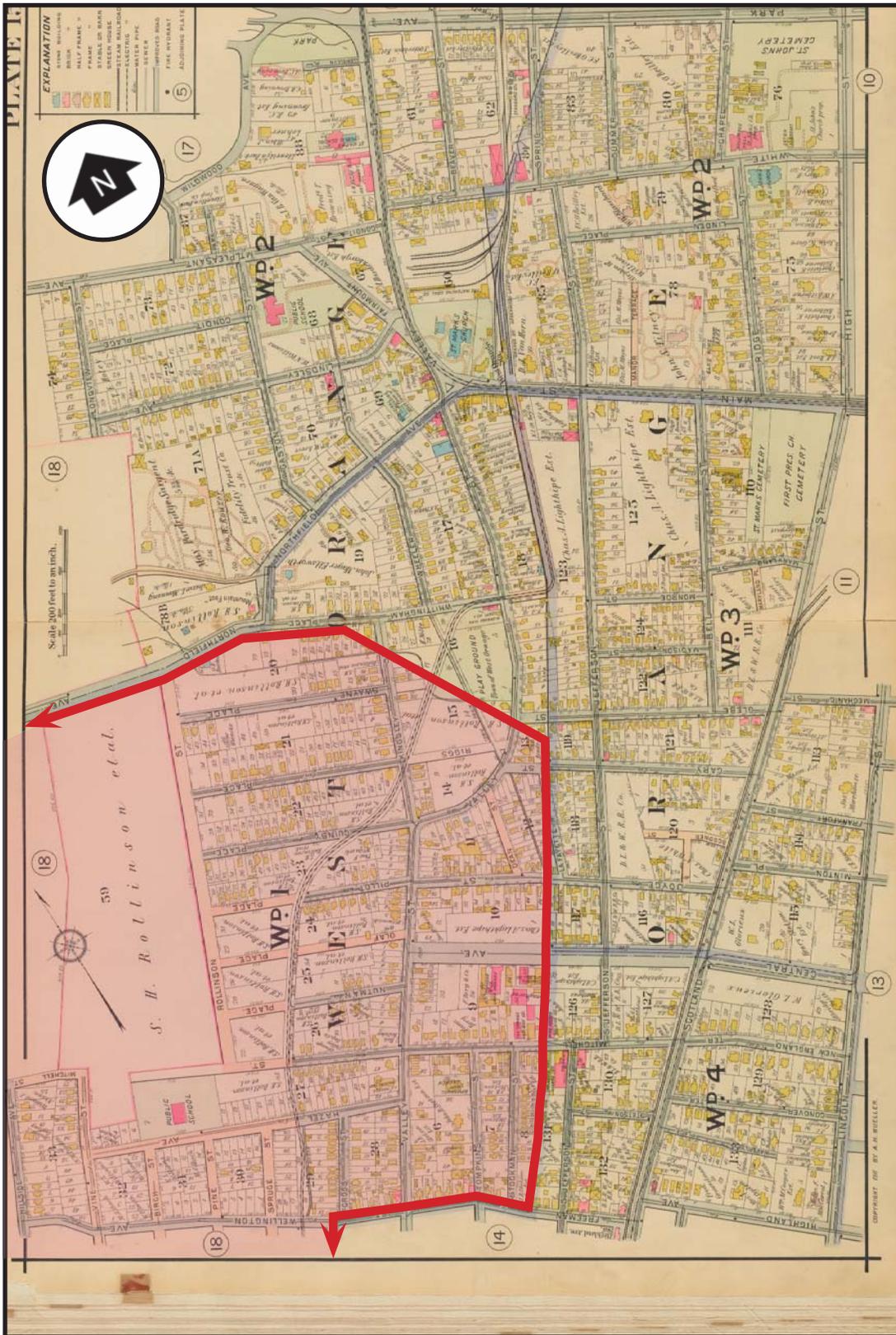


Figure 2.8b. Mueller A.H. Atlas of the Oranges, Plate 15. 1911. Scale: 1 inch = 445 feet (approximately). Location of study area (northeast section) indicated.

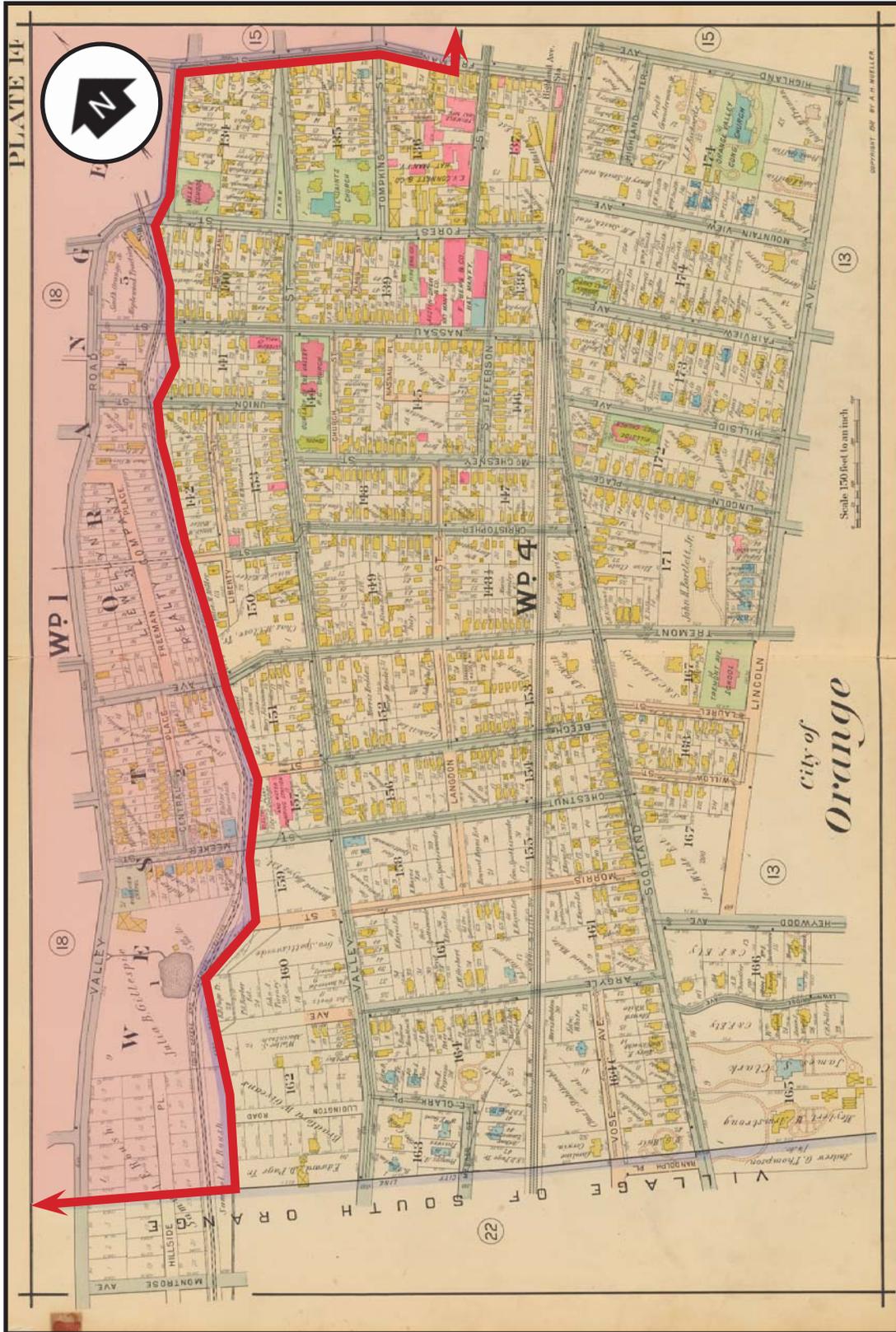


Figure 2.8c. Mueller A.H. Atlas of the Oranges, Plate 14. 1911. Scale: 1 inch = 600 feet (approximately). Location of study area (southwest section) indicated.

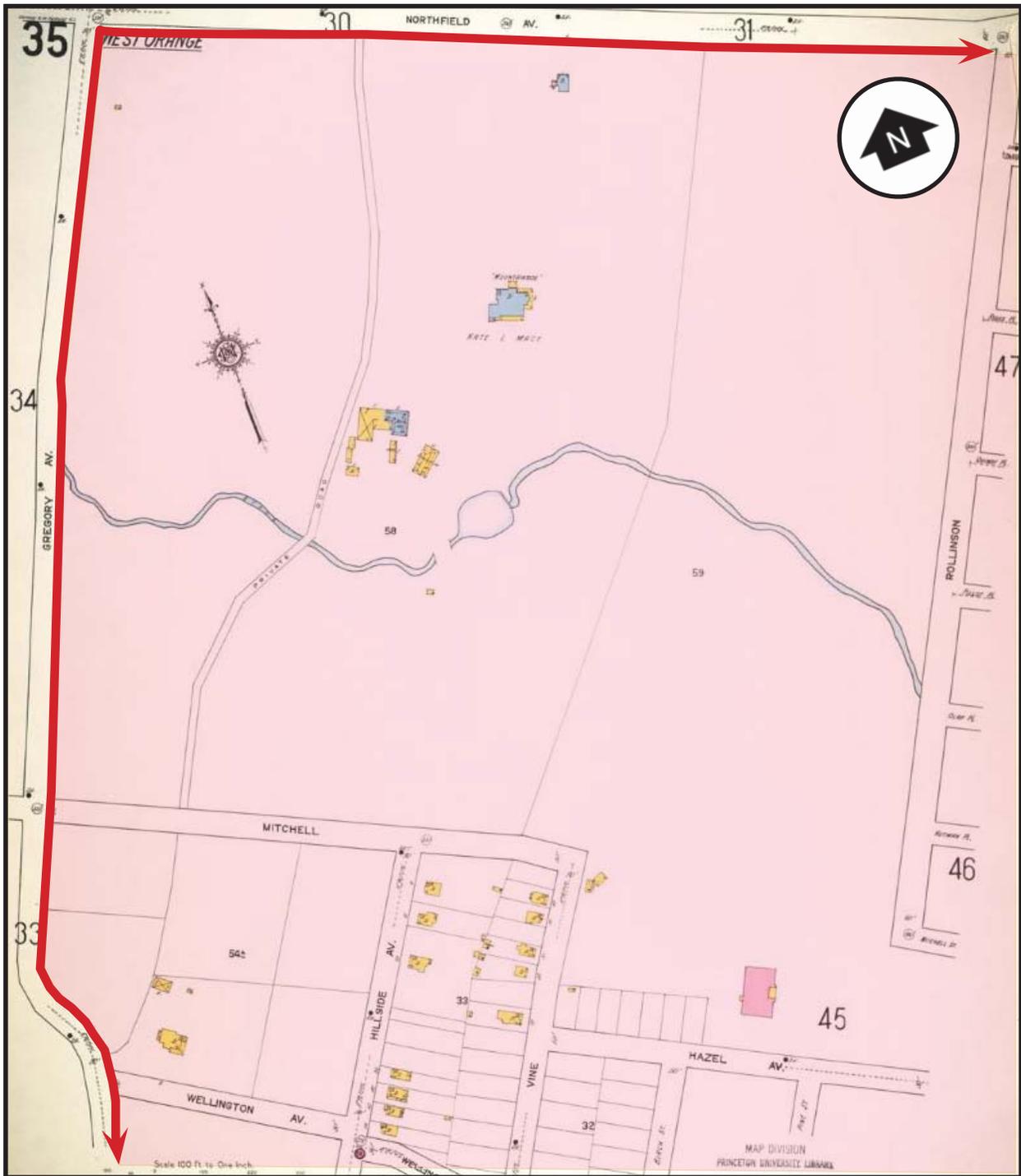


Figure 2.9a. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 35. 1912. Scale: 1 inch = 350 feet (approximately). Location of study area (center north section) indicated.

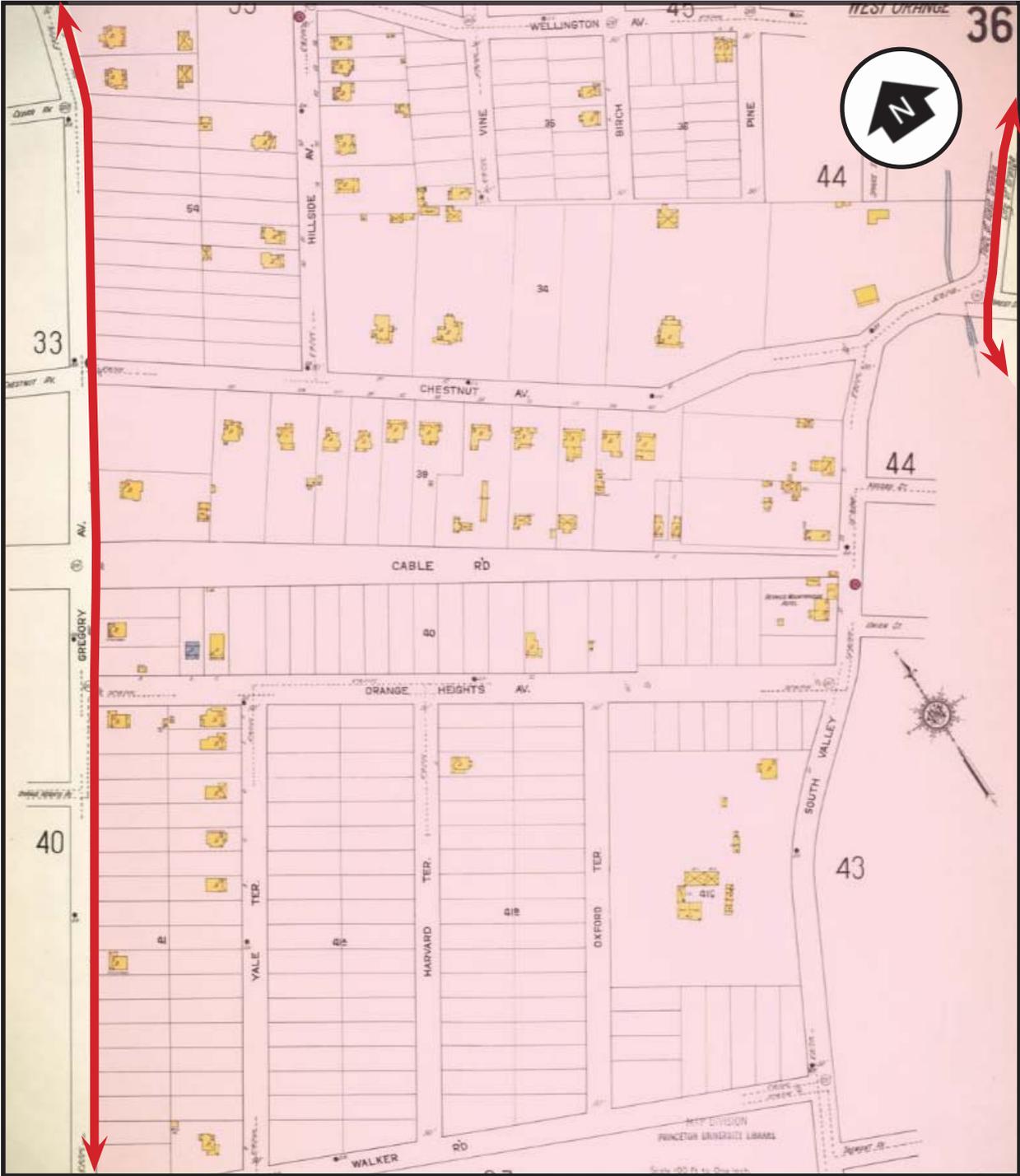


Figure 2.9b. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 36. 1912. Scale: 1 inch = 195 feet (approximately). Location of study area (center west section) indicated.

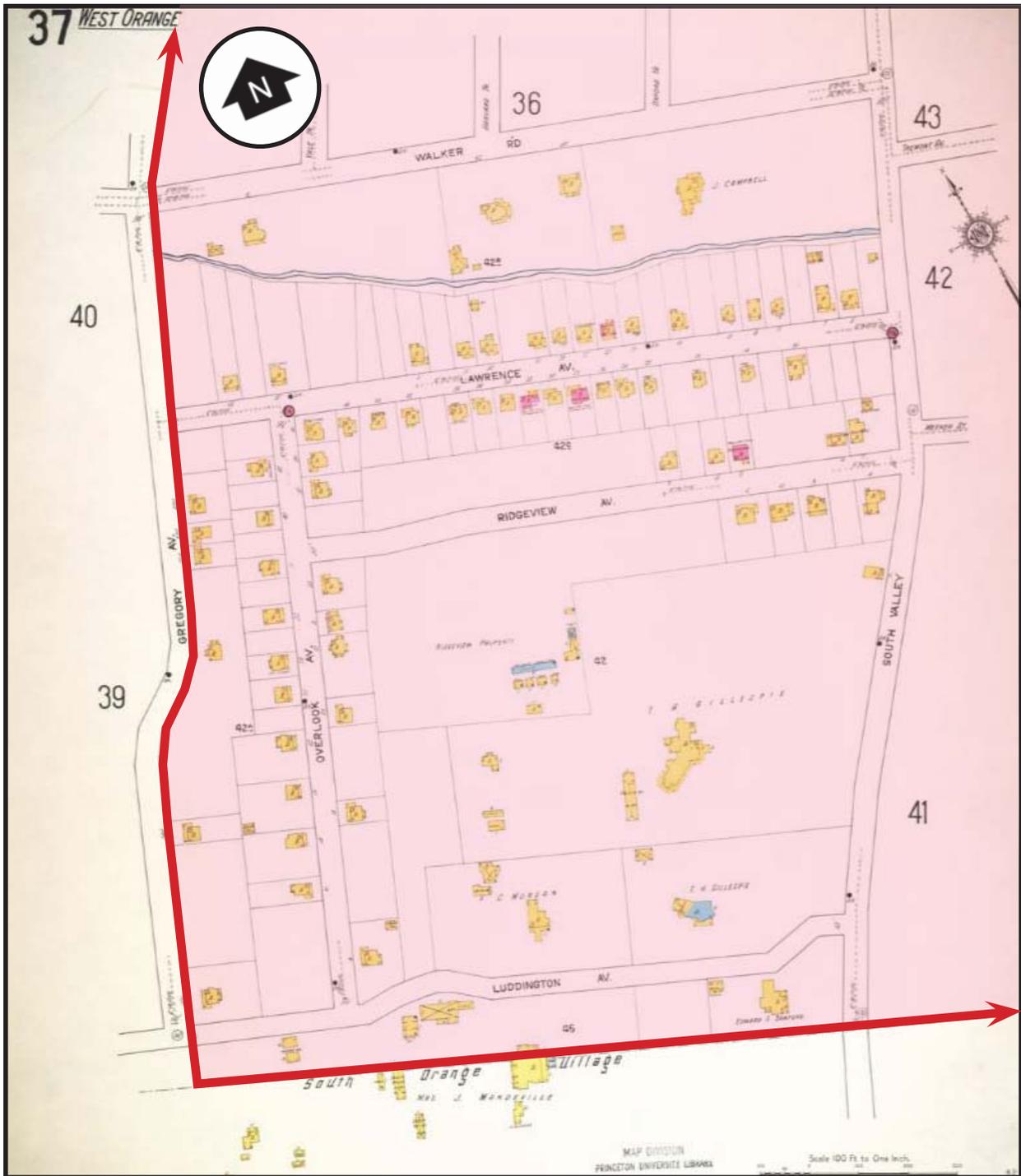


Figure 2.9c. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 37. 1912. Scale: 1 inch = 330 feet (approximately). Location of study area (southwest section) indicated.



Figure 2.9d. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 42. 1912. Scale: 1 inch = 170 feet (approximately). Location of study area (southeast section) indicated.

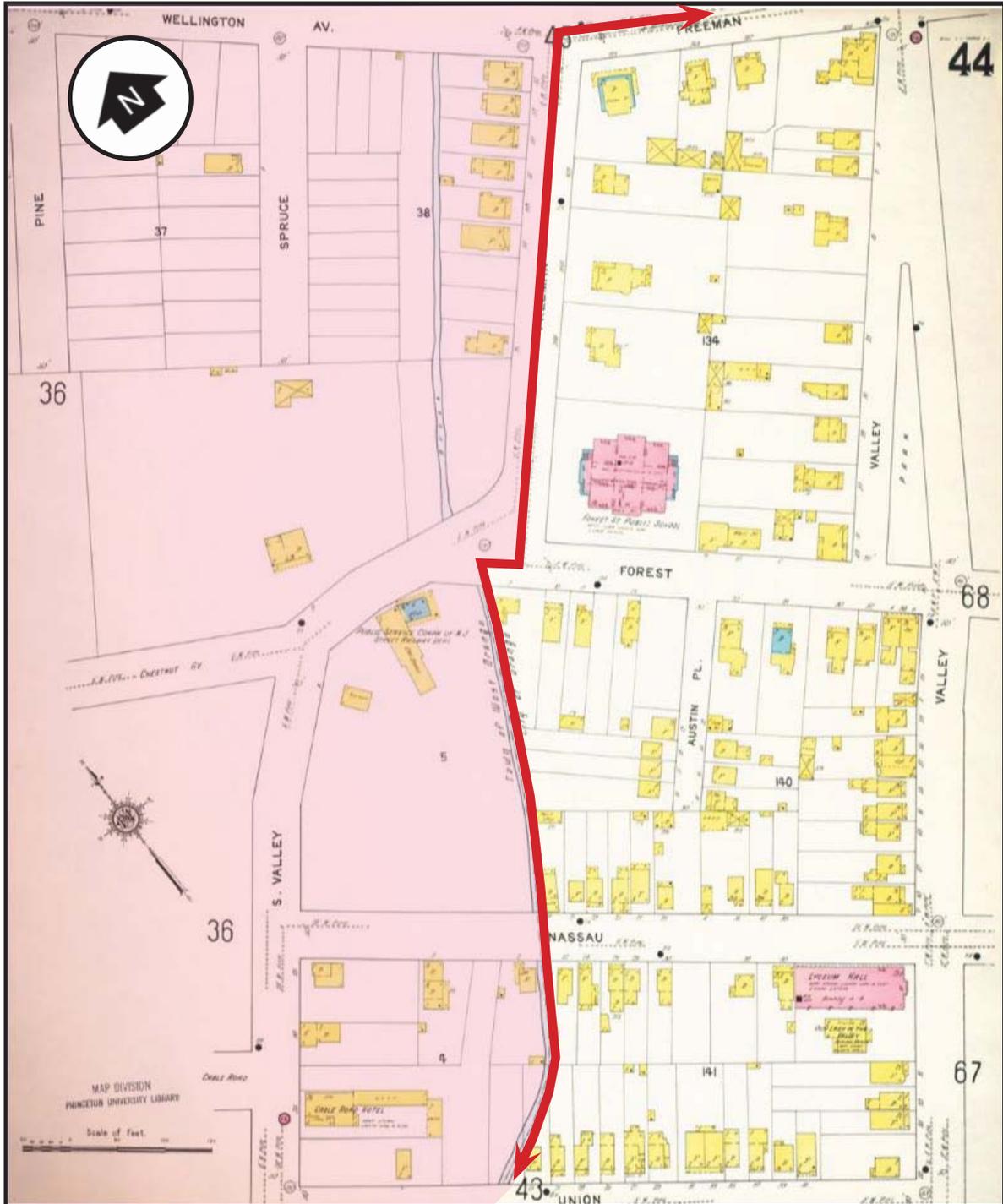


Figure 2.9e. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 44. 1912. Scale: 1 inch = 215 feet (approximately). Location of study area (center east section) indicated.



Figure 2.9f. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 45. 1912. Scale: 1 inch = 180 feet (approximately). Location of study area (center east section) indicated.

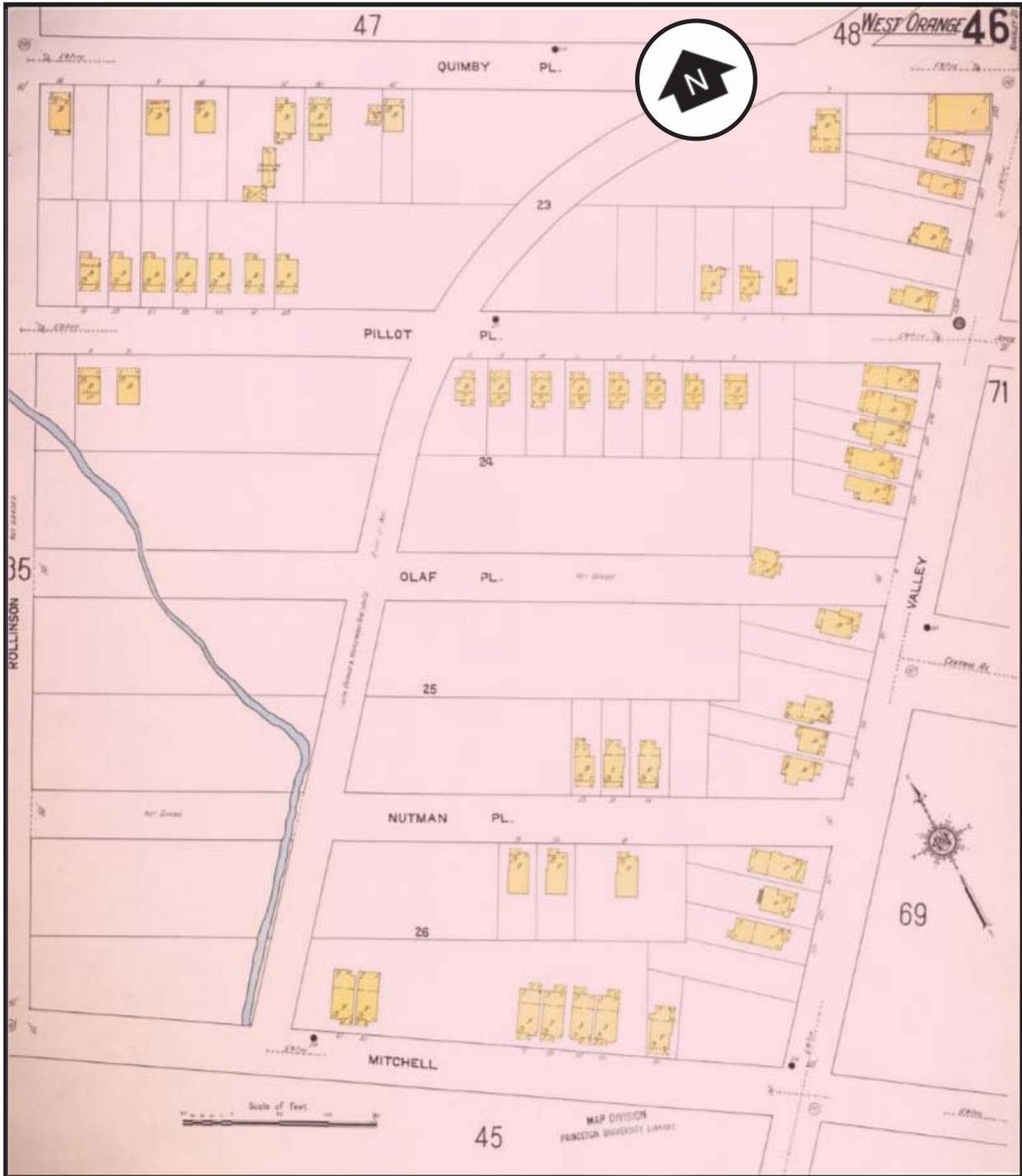


Figure 2.9g. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 46. 1912. Scale: 1 inch = 165 feet (approximately). Location of study area (northeast section) indicated.

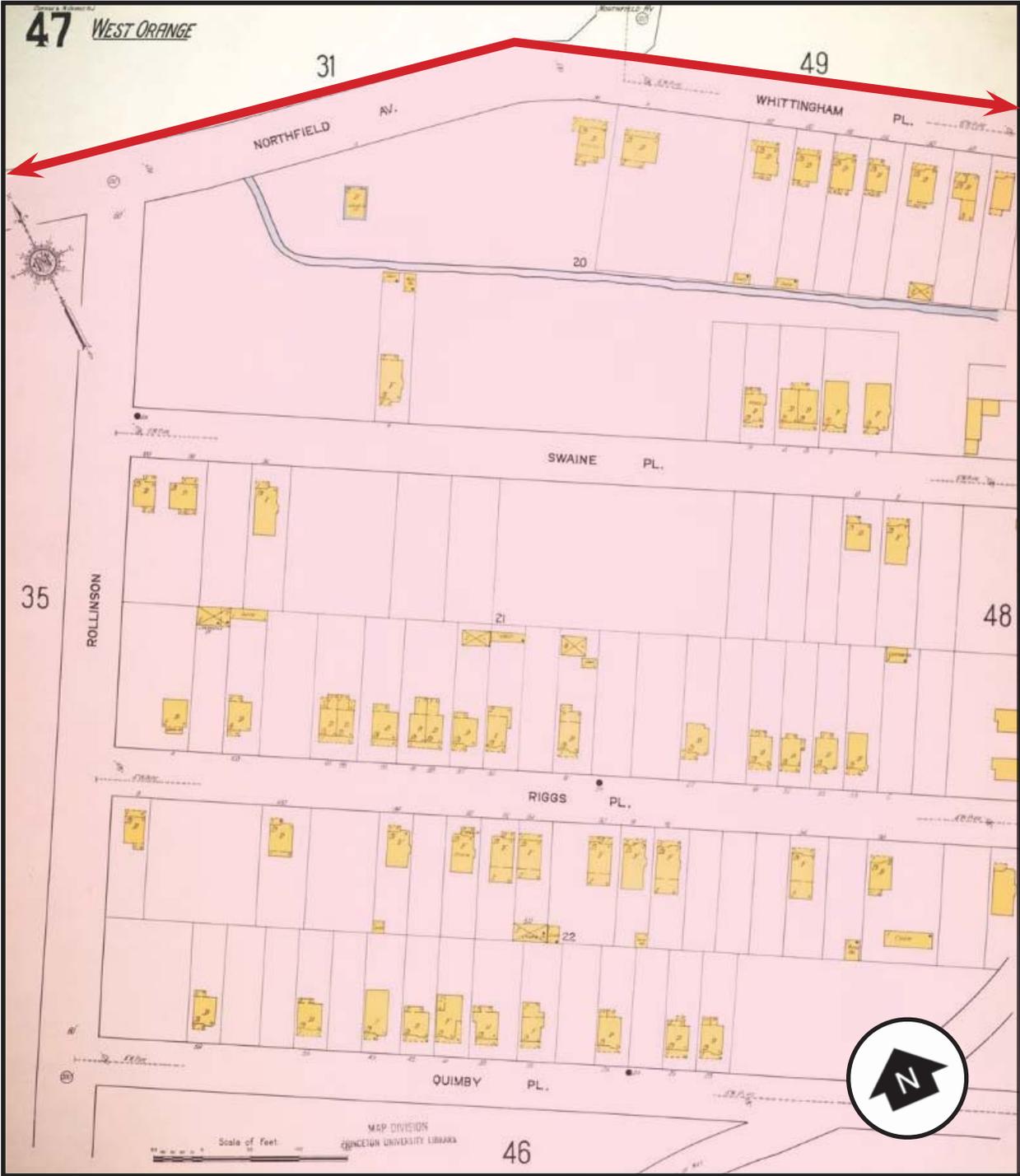


Figure 2.9h. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 47. 1912. Scale: 1 inch = 180 feet (approximately). Location of study area (northeast section) indicated.



Figure 2.10a. Franklin Survey Company. Atlas of East Orange, Orange and West Orange, Plate 26. 1932. Scale: 1 inch = 525 feet (approximately). Location of study area (south section) indicated.

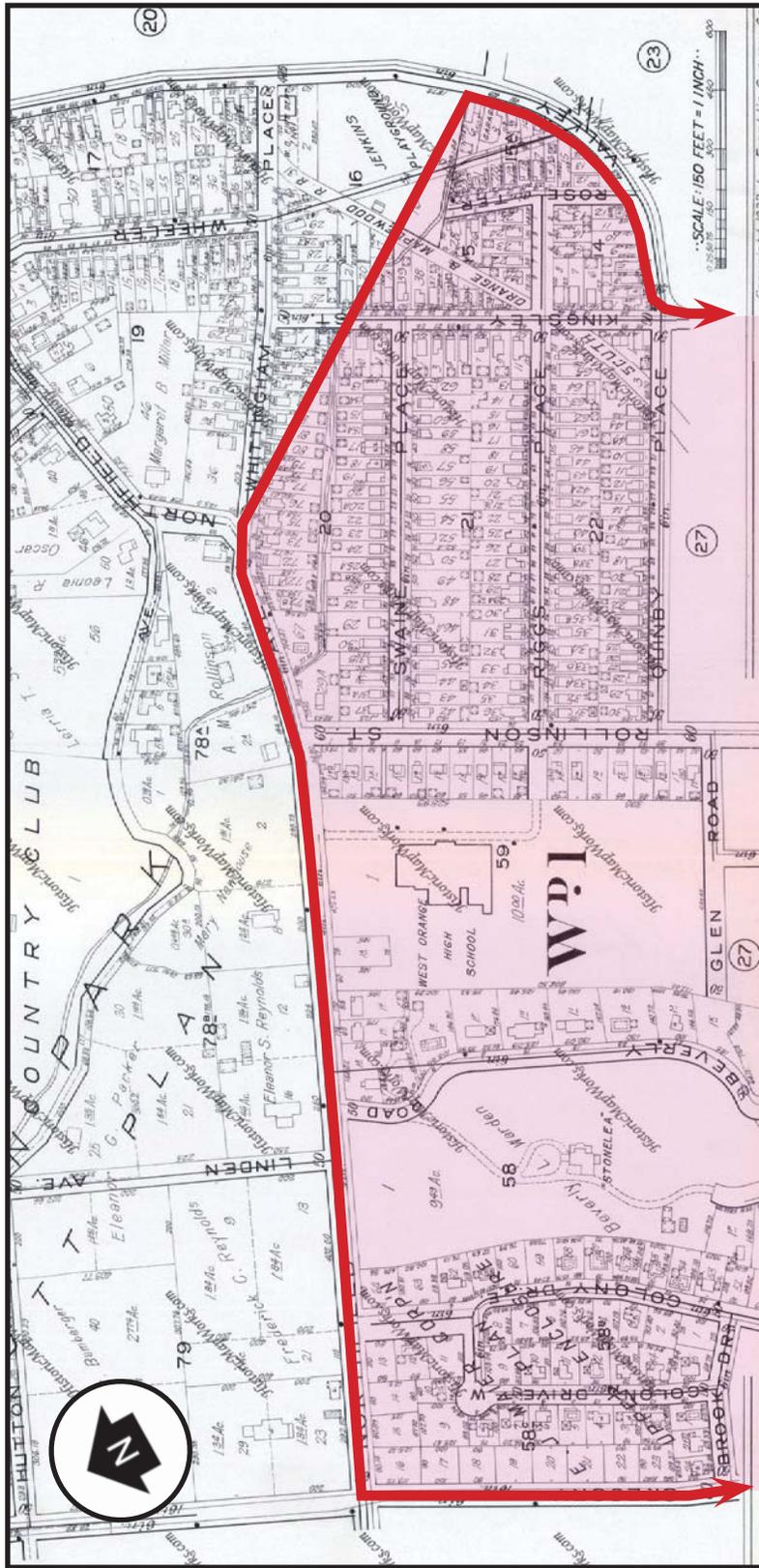


Figure 2.10c. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 28. 1932. Scale: 1 inch = 470 feet (approximately). Location of study area (north section) indicated.

to have been a fair share of “false starts,” subdivisions that were not built or only partially completed due to troubles with financing or slow sales.

Representative of these subdivisions is the Yale, Harvard and Oxford Terrace section where many of the properties in this phase of the Lower Gregory Neighborhood survey are located. George C. Freeman, who owned a large swath of land that stretched from South Valley Road west past Gregory Avenue to the summit of First Mountain, laid out Orange Heights Avenue and Yale, Harvard and Oxford Terrace *circa* 1904. The lots measured approximately 50 feet wide and 150 feet deep. Reflecting his aspirations to create a middle-class subdivision, Freeman sold the lots with deed restrictions that required purchasers to construct a single-family house costing \$4,000 or more, stipulated a 20-foot setback from the street for the house, required a 100-foot setback from the terraces for out-buildings, forbade the sale of liquor on the premises and prohibited commercial and industrial activities on the premises for 30 years.¹⁶ The first houses appeared at the northern and southern ends of Yale Terrace and at the northern end of Harvard Terrace by 1911, but development evidently stalled during the ensuing decade, likely due to the outbreak of World War I.¹⁷ The first houses constructed on Yale Terrace represented the changing architectural tastes of the early 20th century, drawing on design elements and decorative details from popular Victorian styles, including the Shingle, Queen Anne and Colonial Revival, and applied them to the simplified forms that became increasingly popular in the first decades of the 20th century. For example, the imposing houses at 1 and 3 Yale Terrace exhibit Colonial Revival- and Queen Anne-style elements applied to the foursquare form (Photograph 2.3). It appears that development along the terraces resumed during the 1920s, and by 1932 all of the lots but two contained houses.¹⁸ In contrast to the houses constructed in the first decade of the 20th century, the majority of the houses constructed in the

1920s consisted of simplified two-story, three-bay forms with applied Colonial Revival, Dutch Colonial Revival and Tudor Revival details (Photograph 2.4).

For the purposes of this survey, the West Orange Historic Preservation Commission has divided the Lower Gregory Neighborhood into five sections. Strictly speaking the sections are not historically derived place names, but groupings of buildings and streets that have outwardly similar landscapes or complementary architectural styles. The survey that was undertaken in 2016 surveyed properties in the South Valley Road Corridor, Educational Park and Colony Drive East and West sections.¹⁹ The present survey in 2017 surveys properties in the Yale, Harvard and Oxford Terrace section and the Walker Road to Luddington Road sections.

The *Yale, Harvard and Oxford Terrace* section consists of approximately 150 houses that are bounded to the west by Gregory Avenue, to the north by the former cable road, to the east by South Valley Road and to the south by Walker Road (Photograph 2.5). This section developed during the mid-1910s and 1920s. Its housing stock offers a good representative sampling of Colonial Revival and Dutch Colonial Revival styles. The street pattern is basically rectilinear with the terrace-named streets running along lines of contour and stepping up the hillside. Scattered within this section are a handful of earlier Victorian houses, mostly on Walker Road, which was among the oldest north-to-south streets in the Lower Gregory Neighborhood. The Yale, Harvard and Oxford Terrace section illustrates a uniformity of design, particularly in setback and orientation to the landscape of the mostly two-story, three-bay houses, but this uniformity is masked by variations in material, detail and massing as applied to the individual houses.

The *Walker Road to Luddington Road* section is located at the southwest corner of the Lower Gregory Neighborhood (Photograph 2.6). This section of



Photograph 2.3. 1 and 3 Yale Terrace, view looking northwest (photographer Eryn Boyce, August 2017; HRI Neg.#17051/D1:00122).



Photograph 2.4. Oxford Terrace streetscape, view looking northeast. These houses are representative examples of the form and styles common to the houses constructed in the 1920s in the Yale, Harvard and Oxford Terrace section (photographer Eryn Boyce, August 2017; HRI Neg.#17051/D3:00635).



Photograph 2.5. Yale, Harvard and Oxford Terrace Section, view looking east on Orange Heights Avenue (photographer Eryn Boyce, August 2016; HRI Neg.#16043/D1:0046]).



Photograph 2.6. Walker Road to Luddington Road Section, view looking southwest on Walker Road (photographer Eryn Boyce, August 2017; HRI Neg.#17051:D3:00683)).

approximately 250 houses developed a bit later than its neighbors to the north, with most construction occurring from the late 1920s to 1950s after the several Victorian estates in this area were sold and broken up. There are, however, a few remaining 19th-century structures from the pre-subdivision days (25 Luddington Road) and one colonial dwelling at 4 Ridgeview Avenue (the Meeker House). Though not particularly high-style, the houses in this section have more ornament and less uniformity than those in the sections to the north, and also tend to be slightly larger in relation to the size of their lots. The houses along Ridgeview Avenue and Gregory Avenue exhibit a typical mix of Colonial Revival and Dutch Revival-style houses. The eastern end of Luddington Road is characterized by large Colonial Revival houses, many of which date from the 1950s, while its western end was developed somewhat earlier in the 1920s and features several fine examples of English manor and cottage-style houses. Near the center of this section is a development known as Silver Spring Park, arranged around a U-plan street pattern formed by Silver Spring Road and Clonavor Road. Silver Spring Park was constructed starting in 1926 and exhibits a mixture of Colonial Revival and English Revival houses. Intermixed with these revival styles are houses of a somewhat later vintage, probably indicating that many lots were left undeveloped until the economic recovery following World War II. Walker Court, a small development of just four houses on a curvilinear drive southwest of the intersection of Walker Road and Valley Road, is an unusual (for West Orange) example of Federal Revival-style architecture of the 1920s.

B. UPPER GREGORY NEIGHBORHOOD

As previously noted, the Upper Gregory Neighborhood possesses historical and architectural continuity with the Lower Gregory Neighborhood (see Chapter 1). It is primarily distinguished from the Lower Gregory Neighborhood by a later date and slower pace of

development. As late as the 1850s, on the eve of the Civil War, the area that became known as Upper Gregory remained unpopulated. The J.C. Sidney *Map of Essex County* (Figure 2.11), published in 1850, depicts this empty landscape on the upper slopes of First Mountain. Nine years later, as shown by the H.F. Walling *Map of Essex County* (Figure 2.12), the area remained empty apart from E. Prinevau's house on the south side of Walker Road. The Walling map also identifies the owners of the land on the upper slopes of First Mountain as B.F. Barret and W.C. Dow and Wm. J. Bell. As noted above, during this period, development was clustered along South Valley Road at the base of First Mountain.

The first obvious signs of suburbanization in the Upper Gregory Neighborhood were the laying out of new roads and the construction of new houses in the late 1860s and 1870s, presumably stimulated by the earliest subdivisions of farms that had previously extended to the top of First Mountain. The Hughes *Map of Essex County* (Figure 2.13), published in 1874, shows that Luddington Road, Lowell Avenue and Mountain Way had been added to the street pattern. Most importantly, Gregory Avenue had opened, thereby forming the eastern boundary of the Upper Gregory Neighborhood. As in the Lower Gregory Neighborhood, the added streets suggest that developers were preparing the way for future subdivision. The economic crash of 1873 and the ensuing economic recession likely curtailed these plans. In addition to the new streets, three new houses owned by Davis Collamore, G.V. Heaker and J.G. Raker appeared between Gregory Avenue and Northfield Avenue and two new houses owned by Albert McNulty and W.C. Lee appeared on Lowell Avenue. Four of these houses correspond with the large estates that appear on late-19th-century maps (see below).

During the 1880s, an improving economy seemed poised to stimulate suburban development in the Upper Gregory Neighborhood. The Pidgeon and

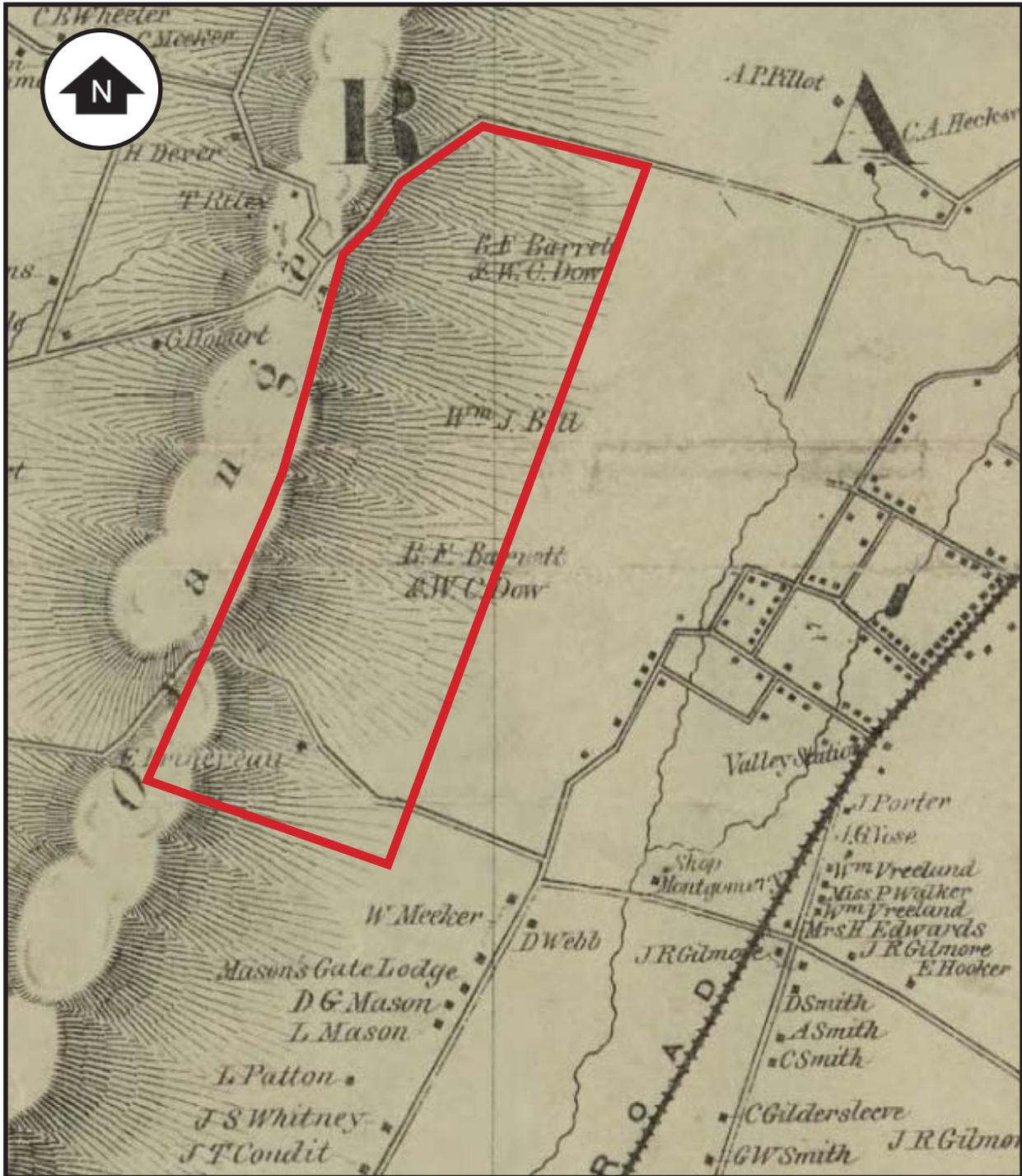


Figure 2.12. Walling, H.F. *Map of Essex County, New Jersey*. 1859. Scale: 1 inch = 1015 feet (approximately). Location of study area indicated.

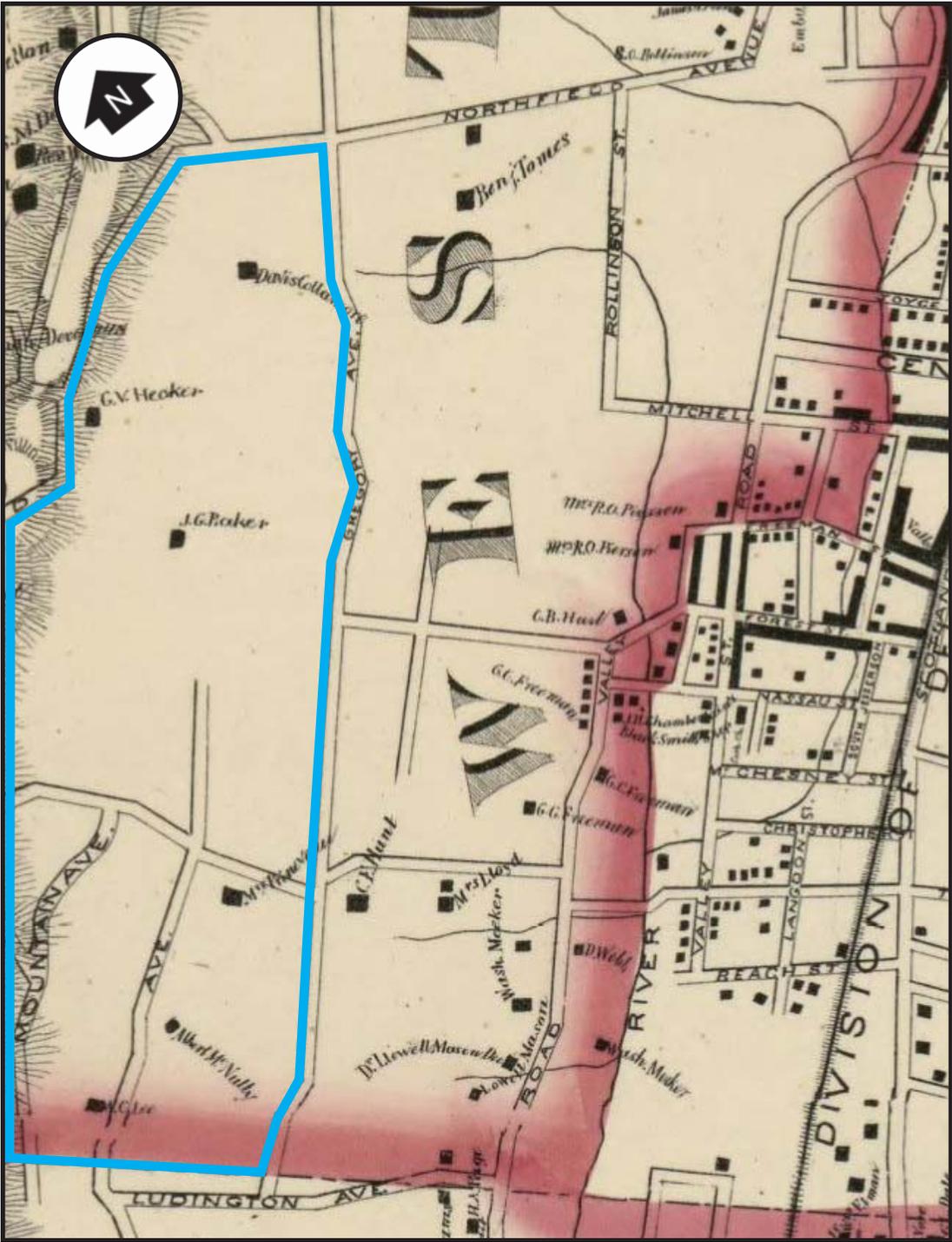


Figure 2.13. Hughes, M. *Map of Essex County, New Jersey*. 1874. Scale: 1 inch = 985 feet (approximately). Location of study area indicated.

Robinson map of 1881 shows that several large landowners were well-positioned to develop extensive tracts and two subdivisions had already been platted (Figure 2.14). One, entitled the Haskell Estate Plan, consists of large lots arranged along the romantically curved streets of Lowell Avenue and Mountain Way (described as Mountain Avenue on the map), while the second consists of narrow lots fronting on Gregory Avenue, Forest Hill Road (described as Chestnut Avenue on the map), Dartmouth Road (described as Evergreen Terrace on the map) and Vosseler Terrace (described as Cedar Avenue on the map). Apart from the large estates of Davis Collamore, Dr. A.F. Bissell, W.C. Lee and Albert McNulty, a house on Walker Road and three houses on Gregory Avenue, however, there are surprisingly few houses between Gregory Avenue and the top of First Mountain. Interestingly, two quarries, including the brownstone quarry owned by Joseph Bell and Company, had been established in the Upper Gregory Neighborhood. First Mountain's brownstone quarries were an important source of building material, used both locally and in the urbanizing and suburbanizing areas to the east. The Robinson map of 1890 (Figures 2.15a and 2.15b), as compared to the earlier map of 1881, indicates that none of the plans for development had come to fruition. Although four new houses had been constructed on Gregory Avenue and a new house had been constructed on Gregory Place (described as Mitchell Road on the map) adjacent to the brownstone quarry, which now belonged to William Mead, the lots laid out by the Haskell Estate Plan had been purchased by various individuals and companies, including the Orange Mountain Land Company and the E. Prial Land Company.

During the first decades of the 20th century, the Upper Gregory Neighborhood slowly began to assume a more dense suburban residential character as illustrated by a series of atlas and fire insurance maps produced between 1904 and 1912 (Figures 2.16-2.18). By 1904, Winding Way (described as Orange Heights

Avenue on the map) had been added to the street pattern, the funicular that connected South Valley Road to the top of First Mountain, which was operated by the South Orange & Maplewood Traction Company, had opened and the land between the funicular and Walker Road, which had previously been owned by the Orange Mountain Land Company, had been subdivided (Figure 2.16). Despite these subdivisions, only five new houses were constructed in the vicinity of Winding Way during this period. Large country estates continued to dominate the landscape, and the construction of a new estate known as "Shinglehurst" by Charles F. Watson suggests that people continued to view the Upper Gregory Neighborhood primarily as an upper-class enclave.²⁰ This situation remained relatively unchanged into the 1910s, with the biggest changes including the addition of Sheffield Terrace to the street pattern, the replacement of the funicular with a trolley and a realignment of the tracks, the subdivision of a lot previously owned by the estate of Washington Meeker and the ensuing construction of new houses on Mountain Way and Lowell Avenue. The four large late-19th century estates of Davis Collamore, Dr. A.F. Bissell, W.C. Lee and Albert McNulty survived, as "Beaumont," "Greyhurst," "The Hawk's Nest" and "Nuttehurst."²¹

Development began to occur in earnest in the 1920s and 1930s, as the Upper Gregory Neighborhood slowly assumed its present-day character. New suburban residential development with a denser development pattern took hold as developers and landowners subdivided the large estates that had dominated the area and the sizeable lots that had been laid out by developers in the late 19th and early 20th centuries. Two of these large estates, however, survived intact ("The Hawk's Nest" and "Nuttehurst") and one of these estates partially survived ("Beaumont") into the 1930s.²² As illustrated by the Franklin *Atlas of East Orange, Orange and West Orange* (Figures 2.19a and 2.19b), published in 1932, the present-day street pattern had largely taken hold with the addition of

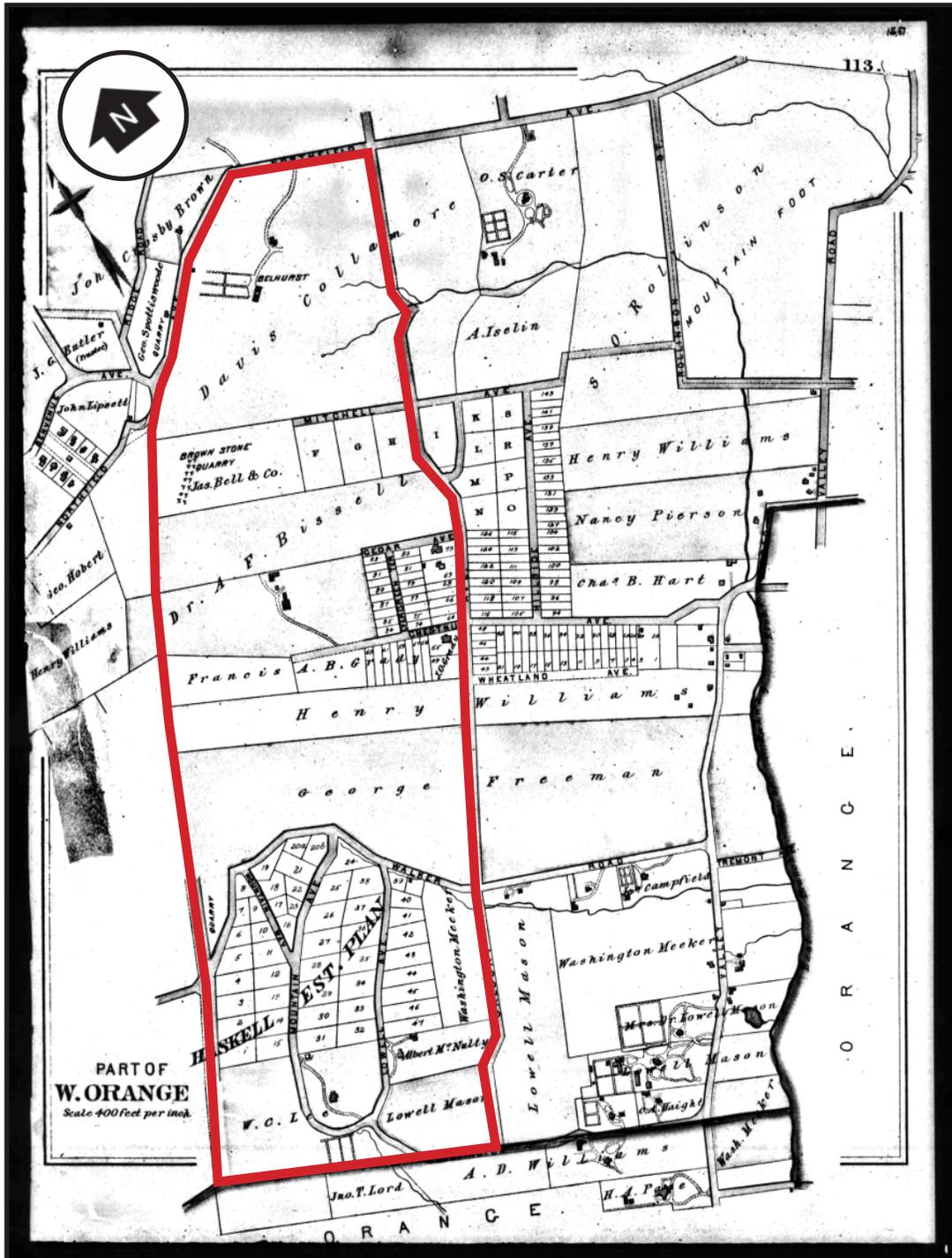


Figure 2.14. Pidgeon, R.H. and E. Robinson. *Atlas of Essex County, New Jersey*. 1881. Scale: 1 inch = 1000 feet (approximately). Location of study area indicated.

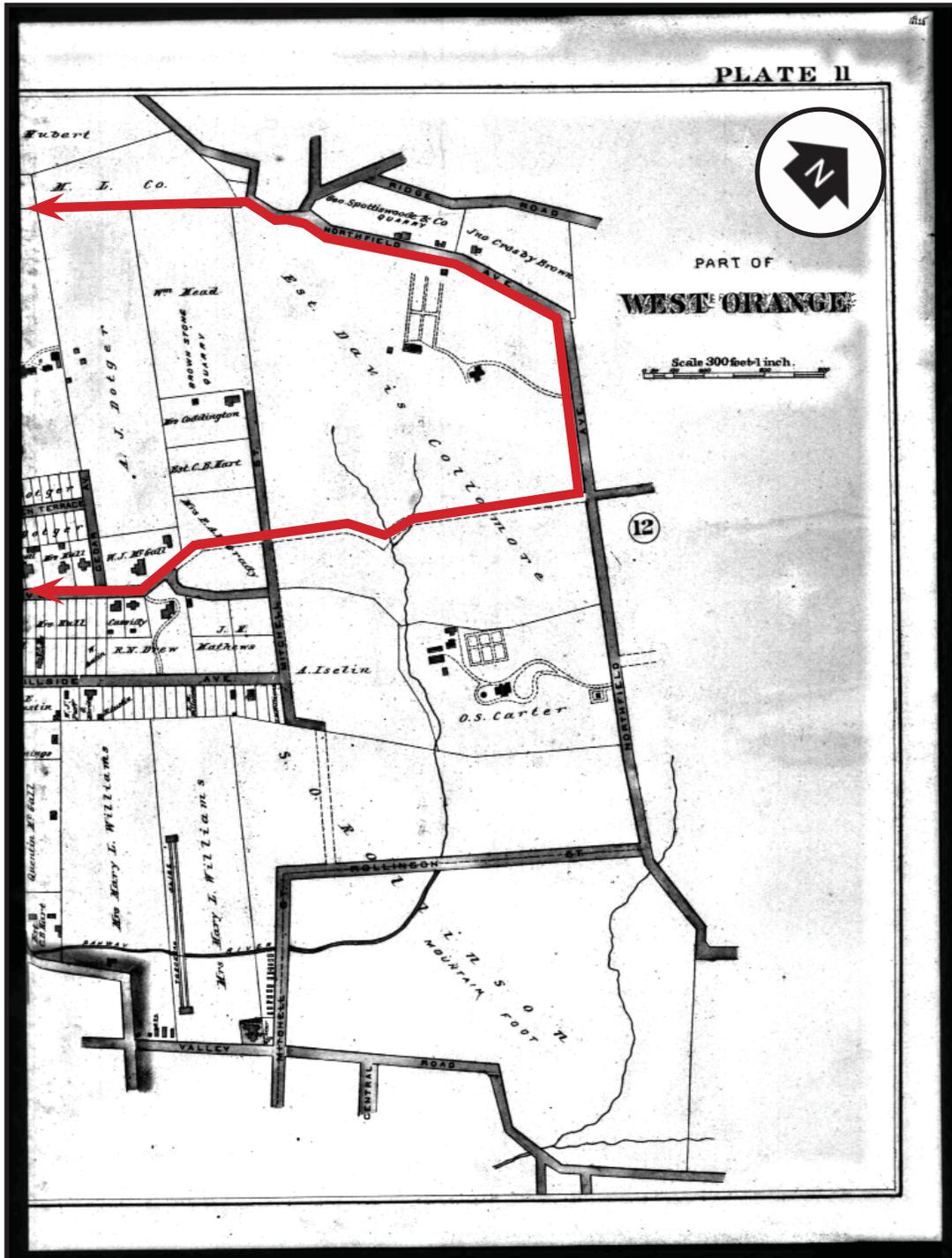


Figure 2.15a. Robinson, E. *Robinson's Atlas Map of 1890*. 1890. Scale: 1 inch = 380 feet (approximately). Location of study area (northern section) indicated.

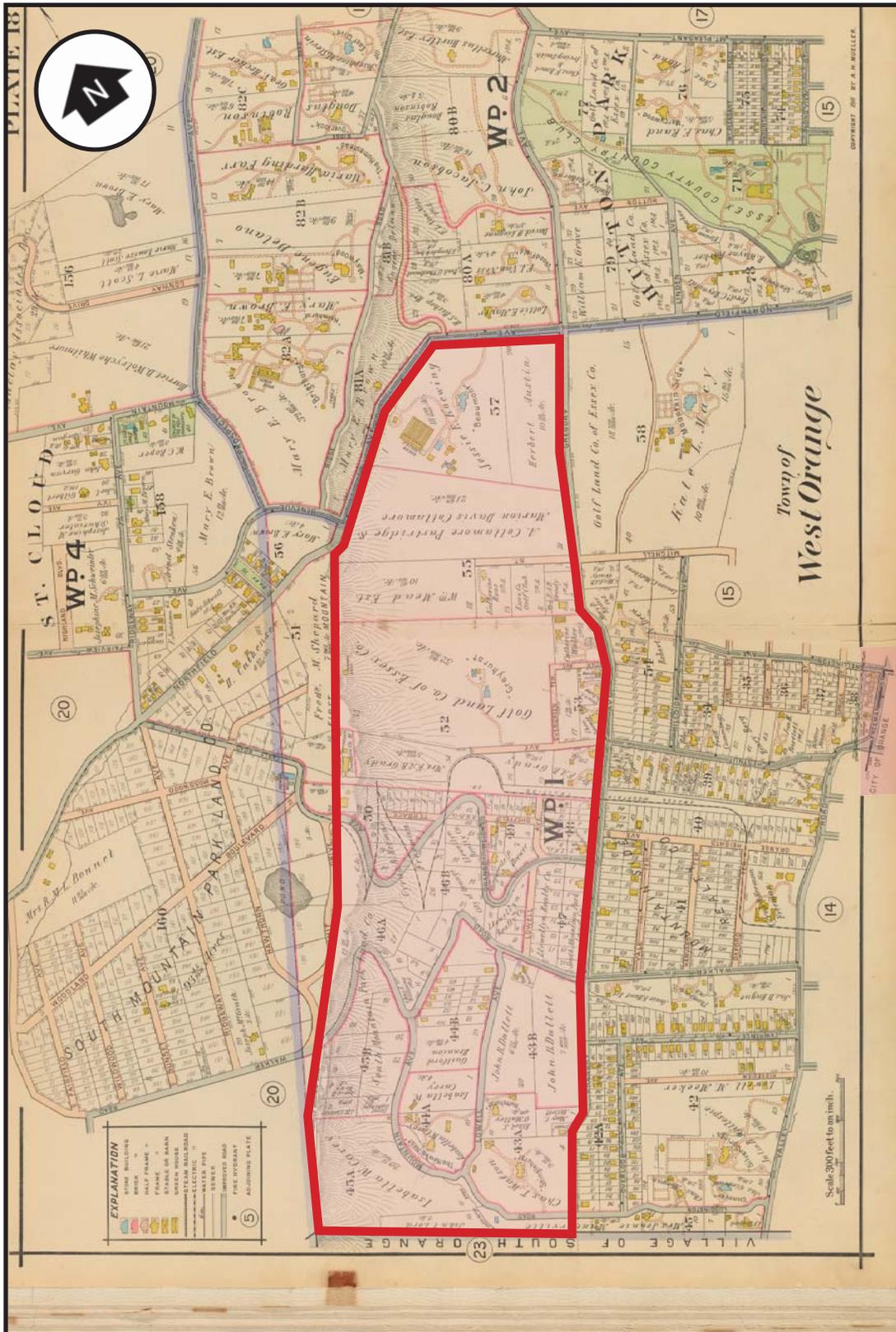


Figure 2.17. Mueller A.H. Atlas of the Oranges, Plate 18. 1911. Scale: 1 inch = 670 feet (approximately). Location of study area indicated.

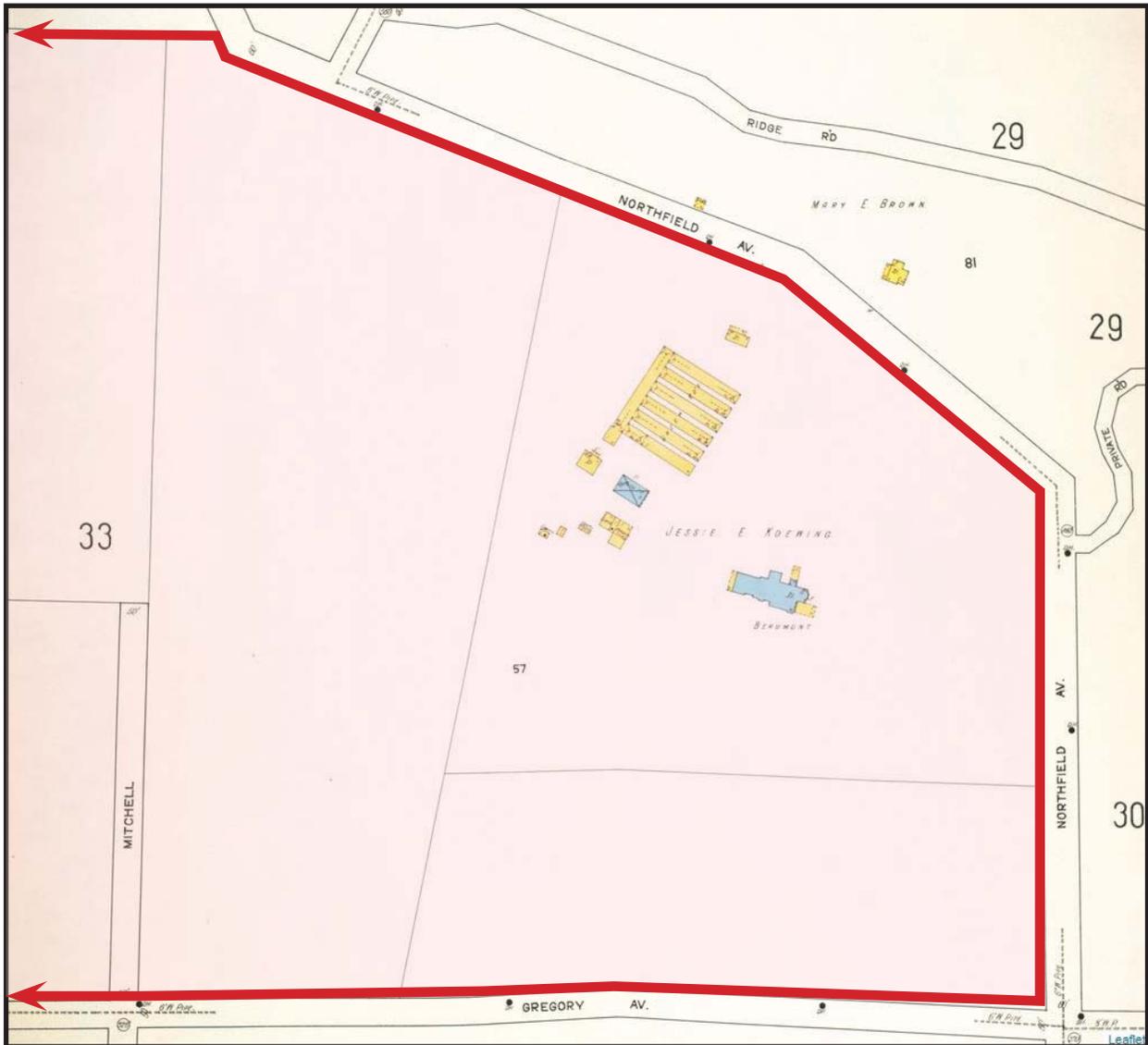


Figure 2.18a. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 34. 1912. Location of study area (northern section) indicated.



Figure 2.18b. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 33. 1912. Location of study area (center north section) indicated.



Figure 2.18c. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 40. 1912. Location of study area (center south section) indicated.



Figure 2.18d. Sanborn Map Company. *Fire Insurance Maps of West Orange*, Sheet 39. 1912. Location of study area (southern section) indicated

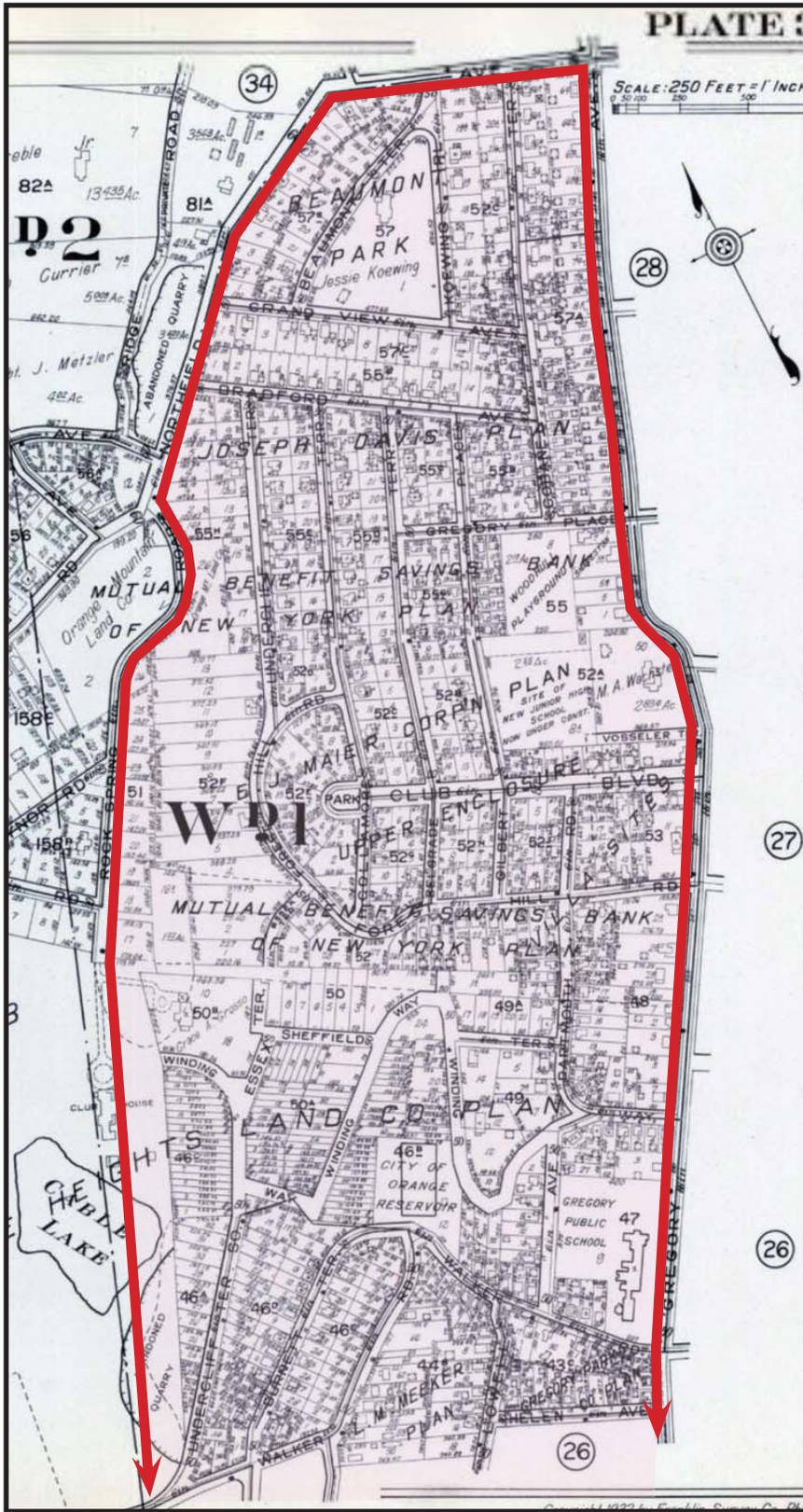


Figure 2.19a. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 36. 1932. Scale: 1 inch = 715 feet (approximately). Location of study area (north section) indicated.

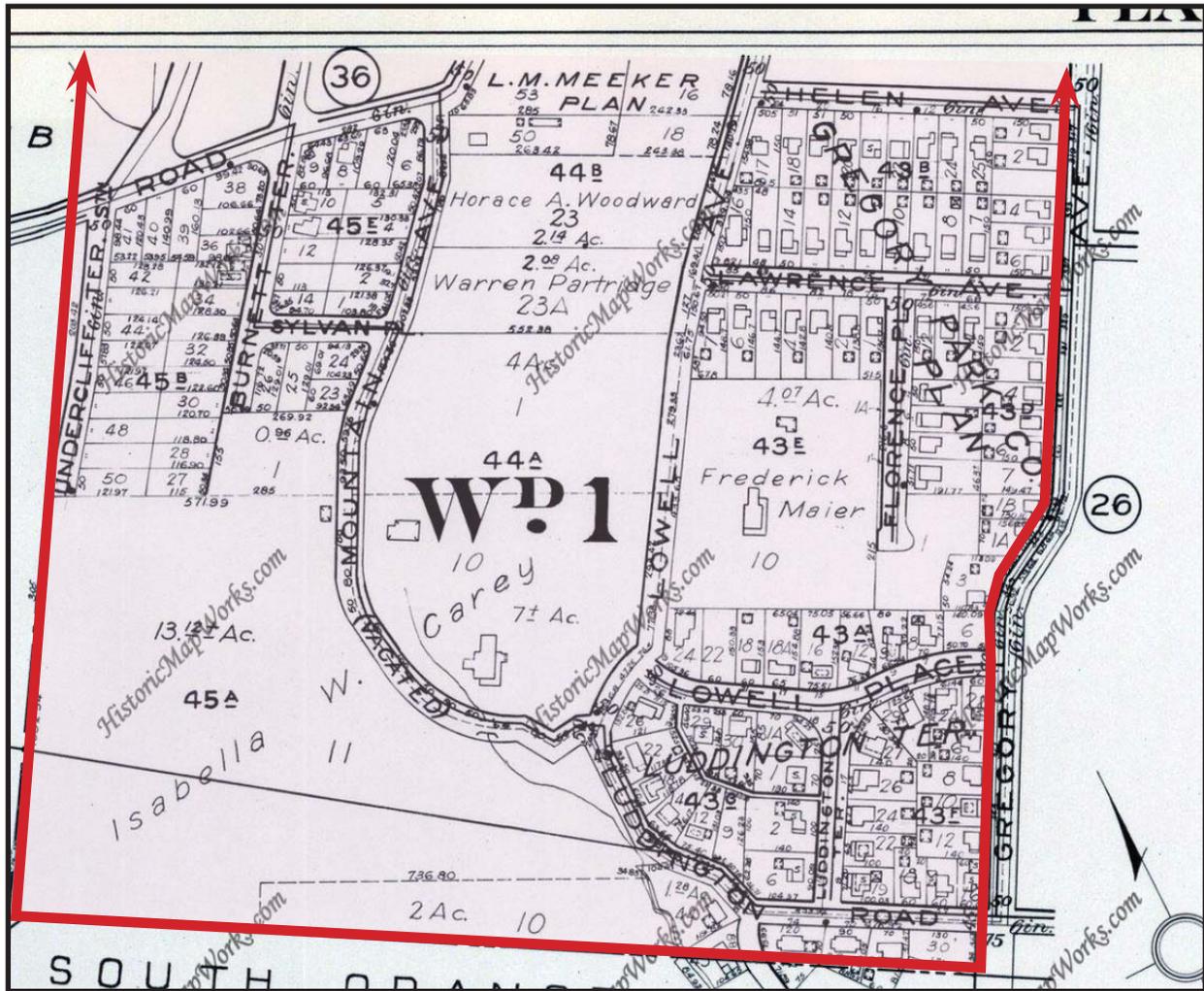


Figure 2.19b. Franklin Survey Company. *Atlas of East Orange, Orange and West Orange*, Plate 37. 1932. Scale: 1 inch = 375 feet (approximately). Location of study area (south section) indicated.

Rock Spring Road, Cobane Terrace, Koewing Place, Beaumont Terrace, Grand View Avenue, Bradford Avenue, Undercliff Terrace, Collamore Terrace, Belgrade Terrace, Gilbert Place, Club Boulevard, Essex Terrace, Burnett Terrace, Sylvan Place, Helen Avenue, Florence Place, Lowell Place and Luddington Terrace and the extension of Gregory Place, Forest Hill Road, Dartmouth Road and Lawrence Avenue. While many of the lots laid out along these new streets remained vacant in 1932, developers and the West Orange Township government clearly anticipated an imminent population increase. In 1920, the Board of Education hired the architectural firm of Gilbert & Betelle to design a new building to replace the existing one-story Gregory School, which had opened at the corner of Gregory Avenue and Walker Road in 1914.²³ The new two-story Gregory School opened *circa* 1923 and expanded rapidly with a series of additions between 1926 and 1937, presumably in response to the expanding population of the Upper Gregory Neighborhood (Photograph 2.7).²⁴ The Board of Education also constructed a new junior high school (Roosevelt Middle School), which opened on Gilbert Place *circa* 1932.²⁵ Development continued into the 1940s and 1950s, as houses were constructed on empty lots in existing subdivisions and as new houses and subdivisions replaced the remaining late-19th-century estates.²⁶ The Upper Gregory Neighborhood had largely assumed its current configuration by 1954, though a new subdivision centered on Vosseler Court appeared in the 1960s.²⁷

As in the Lower Gregory Neighborhood, the housing stock in the Upper Gregory Neighborhood was never architecturally uniform and could vary in style and the way it was grouped. The majority of the houses, however, stayed within the norms of from one-and-a-half to two-and-a-half stories and three to five bays, which reflected the prevailing tendencies in 20th-century American residential architecture. Developers largely relied on the Dutch Colonial Revival, Colonial Revival and Tudor Revival styles, which had replaced

popular Victorian styles, such as the Queen Anne and Shingle styles, in the first decades of the 20th century (Photograph 2.8). These styles enabled developers to offer variations on standardized forms through the application of decorative details. Front yards remained important to the majority of the suburban homeowners of the mid-20th century, and the developers of the Upper Gregory Neighborhood's subdivisions set their houses well back from the street. In contrast to the Lower Gregory Neighborhood, where some developers chose not to vary from rectilinear road patterns, many of the developers in the Upper Gregory Neighborhood introduced curvilinear street patterns and cul-de-sacs into their subdivisions to enhance property values. As noted above, some of these curvilinear roads, most notably Mountain Way and Lowell Avenue, date to the late 19th century.

Detailed map analysis and deed research would be necessary to completely understand the pattern of suburban development in the Upper Gregory Neighborhood. Historic maps and historic aerials, however, clearly indicate that no single developer, contractor, architect or planner succeeded in imposing a unified vision on the neighborhood and rarely succeeded in imposing a plan on more than a few dozen properties. As noted above, this lack of planning was a characteristic of the pre-World War II period. Between 1912 and 1954, it appears that there were perhaps as many as 11 major subdivisions ("major" being defined as subdivisions of more than 20 lots) within the Upper Gregory Neighborhood.

Endnotes

¹Part A of this summary history is a slightly revised version of the history that appears in Hunter Research, Inc., Intensive-Level Architectural Survey of Selected Properties within the St. Cloud Neighborhood and the Main Street Corridor in the Township of West Orange, Essex County, New Jersey, Chapter 2.A (September 2014) and Hunter Research, Inc., Intensive-Level



Photograph 2.7. Gregory Elementary School, view looking northwest. The southern three-bay section with the copper cupola was completed to a design by Guilbert & Betelle *circa* 1923 (photographer Eryn Boyce, August 2017; HRI Neg.#17051/D3:00083]).



Photograph 2.8. Representative streetscape of the Upper Gregory Neighborhood, view looking northwest on Cobane Terrace (photographer Eryn Boyce, August 2017; HRI Neg.#17051/D4:00180J).

Architectural Survey of Selected Properties within the Lower Gregory Neighborhood, Chapter 2.A (September 2016), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

²Joseph Fagan, *History of West Orange* (n.d.), on line at www.westorange.org [accessed September 2014].

³John P. Snyder, *The Story of New Jersey's Civil Boundaries, 1606-1968* (Trenton, New Jersey: Bureau of Geology and Topography, 1969), pp. 127, 128, 130, 133; Joseph P. Nole II, *West Orange* (Charleston, South Carolina: Arcadia Publishing, 1998), n.p.

⁴William H. Shaw, *History of Essex and Hudson Counties, New Jersey* (Philadelphia: Everts & Peck, 1884), p. 860.

⁵John Hills, *A Sketch of the Northern Parts of New Jersey* (1781), on file at the Library of Congress, Washington, D.C.

⁶Wikipedia, *West Orange, New Jersey* (2014) [historic population statistics compiled from U.S. Census data], on line at en.wikipedia.org/wiki/West_Orange_New_Jersey [accessed September 2014].

⁷The three houses are 21 and 29 South Valley Road and 4 Ridgeview Avenue, all examples of East Jersey Cottages. See Hunter Research, Inc., *Intensive-Level Survey of Selected Properties in the Lower Gregory Neighborhood, Township of West Orange, Essex County, New Jersey, Volume II* (2016).

⁸Acroterion, *West Orange Historic Sites Survey* (1992), p. B52:1-2, on file at the West Orange Historic Preservation Commission, West Orange, New Jersey.

⁹Robert P. Guter, National Register of Historic Places Inventory – Nomination Form, Llewellyn Park Historic District (1984), on file New Jersey Historic Preservation Office, Trenton, New Jersey.

¹⁰Sidney (1850); Walling (1859); R. H. Pidgeon and E. Robinson, *Atlas of Essex County, New Jersey: From actual surveys and official records* (New York: E. Robinson, 1881); Elisha Robinson, *Atlas of Essex County, New Jersey* (New York, 1890); A. H. Mueller, *Atlas of the Oranges* (Philadelphia, 1904, 1911).

¹¹Essex County Deed, May 14, 1868, X13, Essex County Clerk's Office, Newark, NJ, p. 143.

¹²Matthew Hughes, *Map of Essex County, New Jersey* (West Orange, New Jersey, 1874).

¹³Pidgeon and Robinson (1881).

¹⁴Robinson (1890).

¹⁵Joseph F. Eid, Jr. and Barker Gummere, *Streetcars of the New Jersey, Metropolitan Northeast, Volume III* (n.p., 2007) pp. 57-59.

¹⁶Essex County Deed, October 14, 1907, B43, Essex County Clerk's Office, Newark, NJ, p. 45.

¹⁷Mueller (1911); Sanborn Map Company, *Insurance Maps of Orange and West Orange, New Jersey* (New York: Sanborn Map Company, 1912).

¹⁸Franklin (1932).

¹⁹Hunter Research (2016).

²⁰Mueller (1904).

²¹Mueller (1911); Sanborn (1912).

²²Franklin (1932).

²³*Electrical World* LXXVI (January 1, 1920): 503, Google Books.; Joseph Fagan, *West Orange Revisited* (Charleston, South Carolina: 2016), n.p.

²⁴Acroterion (1992), p. B9:2.

²⁵Franklin (1932).

²⁶Nationwide Environmental Title Research, *Historic Aerials*, last modified 2017, accessed September 14, 2017, <https://historicaerials.com>

²⁷*Ibid.*

Chapter 3

DATA SUMMARY

A. FIELDWORK METHODOLOGY

In August and September 2017, Hunter Research architectural historians made field visits to the Lower Gregory Neighborhood and Upper Gregory Neighborhood study areas. Data was collected on the 52 properties on the study list of the Lower Gregory Neighborhood and on the eight (8) properties on the study list of the Upper Gregory Neighborhood, as well as on the general settings and historical characteristics of the study areas. During these visits, notes and photographs were taken. Property locations and boundaries were verified against GIS site maps that had been produced using street address and tax lot/block numbers from current township-provided tax maps.

Data collected in the field were compiled and entered into the project's MS-Access database. At the same time, data were compared with historical documentation, particularly historic cartographic sources (see Chapter 2) used to assist with the identification of buildings and confirm dates of original construction and alteration. These data were also compared against prior data from the Acroterion survey of 1992 to determine if there had been any substantial changes in the state of historic preservation.¹ The database fields were completed to the greatest extent possible. Fields were left blank only when such data were unavailable or inaccessible, such as for roof materials or foundations when not visible from the public right-of-way. The survey team did not enter private property and some limitations in data collection were encountered due to vegetation and distance from the street.

A New Jersey Historic Preservation Office (NJHPO) intensive-level survey form with building attachment(s) was produced for each property in the

Lower Gregory and Upper Gregory neighborhoods (see Appendix B, Volume II). The typical site form is from 4 to 6 pages and includes a photograph, tax map, aerial photograph site map (with tax parcel outlined), Bing oblique aerial view with property identified, property description, setting description, bibliography and eligibility recommendation. An eligibility worksheet was also prepared for select properties that were identified as individually significant. Worksheets include additional historical background and justification of National Register Criteria eligibility.

B. RESULTS OF FIELDWORK

A total of 52 individual properties were surveyed in the Lower Gregory Neighborhood. Figure 3.1 is a tax parcel map showing property locations and a key to eligibility recommendations. A total of eight (8) individual properties were surveyed in the Upper Gregory Neighborhood. Figure 3.2 is a tax parcel map showing property location and a key to eligibility recommendations.

Individually Distinguished Properties – Of the 52 properties in the Lower Gregory Neighborhood, five (5) were judged to be individually significant and potentially eligible on their own merits for listing on the New Jersey and National Registers of Historic Places or as West Orange Township Historic Landmarks. The five individually eligible properties are private dwellings. Table 3.1 summarizes the findings and areas of historical significance for each of the five individually eligible properties. Please refer to the survey forms in Appendix B and the attached Eligibility Worksheets for additional history and eligibility justification.

Of the eight (8) properties in the Upper Gregory Neighborhood, two (2) were judged to be individually significant and potentially eligible on their own merits for listing on the State and National Registers of Historic Places or as West Orange Township Landmarks. The two individually eligible properties are private dwellings. Table 3.2 summarizes the findings and areas of historical significance for each of the two individually eligible properties. Please refer to the survey forms in Appendix B and the attached eligibility Worksheets for additional history and eligibility justification.

Discussion of Potential Historic Districts –The scope-of-work for this project did include preliminary assessment of whether any of the surveyed properties might be located in a potential historic district. It was determined by the surveyors that none of the properties surveyed in 2017 in the Lower Gregory or Upper Gregory neighborhoods are located in areas that have high potential for historic district status. This judgment factors in comparison against the potential districts previously identified in 2016 including the Forest Hill Road and Hillside Avenue Historic District and the Northern Enclosure Historic District, which have a high degree of cohesion and distinguishing architectural characters.² The current assessment mirrors the findings of the Acroterion survey of 1992, which did not recommend eligible historic districts in the Harvard, Yale and Oxford Terrace section, the Luddington Road to Walker Road section, or the Gregory Avenue section.³ None of the properties surveyed in 2017 are judged to be individually significant key contributing properties or contributing properties to potential historic districts. Furthermore, the subdivisions of which they are a part comprise less distinguished, altered and somewhat formulaic revival style architecture of the 1900s to the 1930s. These subdivisions lack distinguishing architectural character or suburban plans or designs of note. For the most part, the subdivisions follow partial rectilinear street patterns and reflect an uneven pace of suburbanization

found throughout Lower and Upper Gregory. The mix of building forms and architectural styles, the uniform building setbacks and rectilinear street pattern are characteristic of many of the speculative subdivisions that appeared between 1900 and 1930. .

The survey of the Upper Gregory Neighborhood in 2017 was limited to eight (8) properties within the Gregory Avenue corridor. Future surveys of other sections of the Upper Gregory Neighborhood may identify potential historic districts in areas not surveyed in 2017.

Endnotes

¹Acroterion, West Orange Historic Sites Survey (1992), on file West Orange Historic Preservation Commission, West Orange, New Jersey.

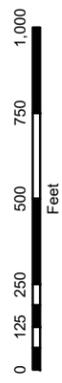
²Hunter Research, Inc., Intensive-Level Architectural Survey of Selected Properties within the Lower Gregory Neighborhood in the Township of West Orange, Essex County, New Jersey, 2 volumes, prepared for the Township of West Orange, West Orange Historic Preservation Commission, on file New Jersey Historic Preservation Office, Trenton, New Jersey, 2016.

³Acroterion (1992).



Figure 3.1 Eligibility Recommendations Map - Lower Gregory Neighborhood

- Legend**
- Project Boundary
 - Properties Surveyed
 - Individually Eligible Property
 - # — Property Address



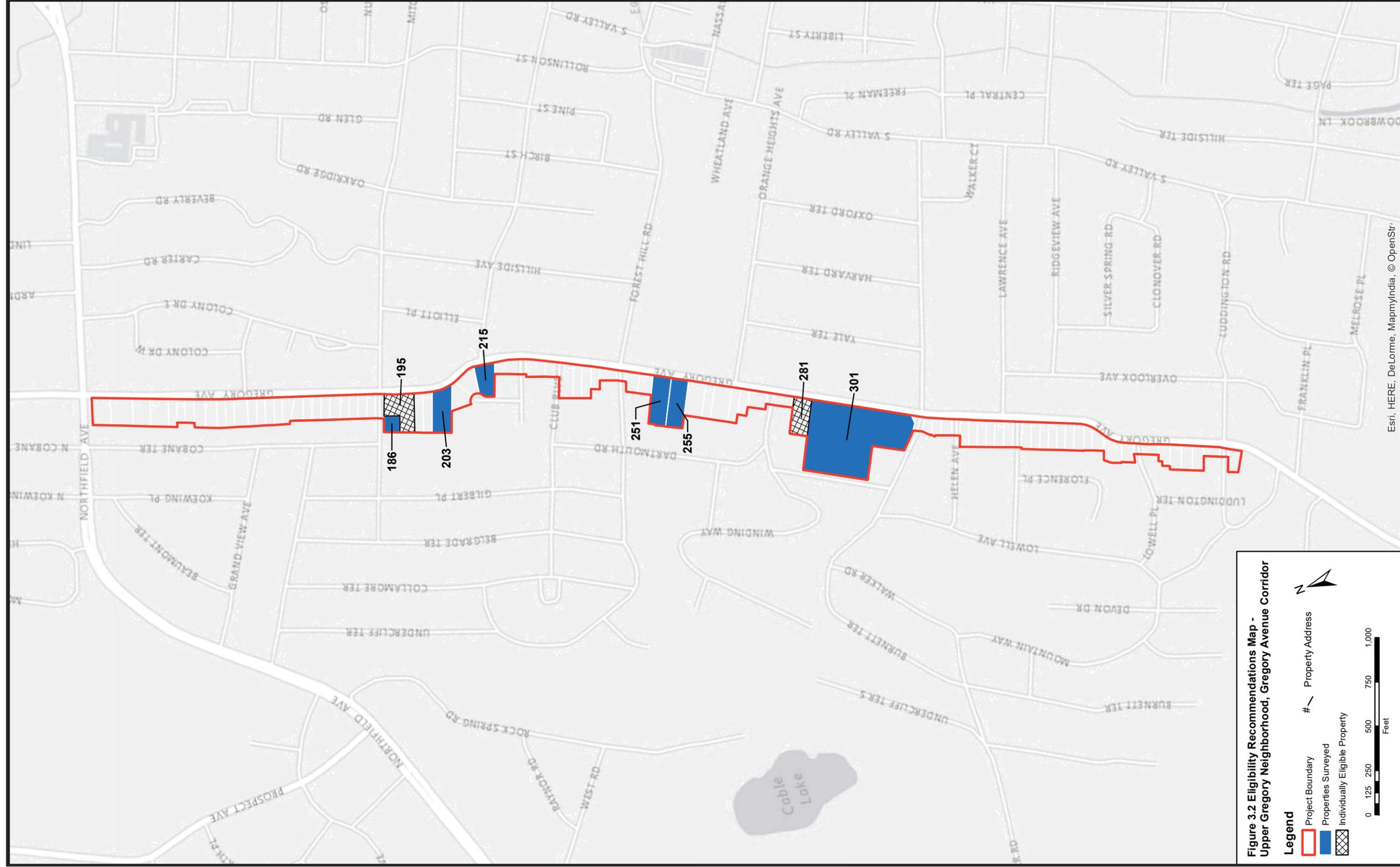


Figure 3.2 Eligibility Recommendations Map - Upper Gregory Neighborhood, Gregory Avenue Corridor

Legend

- Project Boundary
- # Property Address
- Properties Surveyed
- Individually Eligible Property

0 125 250 500 750 1,000
Feet

Table 3.1. Summary of Potential Individually Eligible Properties - Lower Gregory Neighborhood

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence (Mc-Donough House)	1 Yale Terrace	41.03	85	c. 1907	This two-and-a-half-story, three-bay Foursquare dwelling was constructed <i>circa</i> 1907 with Colonial Revival and Queen Anne style influences. It is one of two houses of this age, size and style located at the northern end of Yale Terrace. As one of the first houses constructed after Yale Terrace, Harvard Terrace and Oxford Terrace were laid out by George C. Freeman <i>circa</i> 1904, it represents the early efforts of landowners and speculators to transform the Lower Gregory Neighborhood into a middle- class suburb. The majority of the surrounding lots laid out by George C. Freeman <i>circa</i> 1904, however, developed during the inter-war period with modestly-sized houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles. As such, it is representative of early-20th-century patterns of suburbanization in West Orange, while its size and mix of Colonial Revival and Queen Anne design elements distinguishes it from the neighboring houses.	Individually eligible under Criteria A and C	
Private Residence (Foster House)	3 Yale Terrace	41.03	84	c. 1907	This two-and-a-half-story, three-bay Foursquare dwelling was constructed <i>circa</i> 1907 with Colonial Revival and Queen Anne style influences. It is one of two houses of this age, size and style located at the northern end of Yale Terrace. As one of the first houses constructed after Yale Terrace, Harvard Terrace and Oxford Terrace were laid out by George C. Freeman <i>circa</i> 1904, it represents the early efforts of landowners and speculators to transform the Lower Gregory Neighborhood into a middle- class suburb. The majority of the surrounding lots laid out by George C. Freeman <i>circa</i> 1904, however, developed during the inter-war period with modestly-sized houses in a mix of Colonial Revival, Dutch Colonial Revival and Tudor Revival styles. As such, it is representative of early-20th-century patterns of suburbanization in West Orange, while its size and mix of Colonial Revival and Queen Anne design elements distinguishes it from the neighboring houses.	Individually eligible under Criteria A and C	
Private Residence (Hogan House)	21 Luddington Road	42.03	100.01	c. 1928	This house is a significant representative example of an architect-designed Elizabethan Revival-style manor house. It is larger and more complex than similar cottage varieties found in West Orange. It has high integrity of design, materials and workmanship.	Individually eligible under Criterion C	

Table 3.1. Summary of Potential Individually Eligible Properties - Lower Gregory Neighborhood

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence	22 Luddington Road	45	10	c. 1925	This two-and-a-half-story, four-bay dwelling was designed <i>circa</i> 1925 by the prominent architect Clifford C. Wendehack, who was known throughout the northeast as a designer of country club buildings, clubhouses and residences in the Tudor, Norman, Colonial and Spanish Revival styles. This house is an excellent example of one of the styles for which Clifford C. Wendehack was known.	Individually eligible under Criterion C	
Private Residence (Harris House)	25 Luddington Road	42.03	100	c. 1868	This two-and-a-half-story, three-bay dwelling was constructed <i>circa</i> 1868 with Italianate influences. It was one of two small country estates that were constructed along Luddington Road in the 1860s, and its design, landscape and setting are evocative of the rural lifestyle and design aesthetics advocated by Andrew Jackson Downing. It predates the 19th-century Victorian houses on Forest Hill Road, and is one of the only extant mid- to late-19th-century rural estate houses in the Lower Gregory Neighborhood. Although the subdivision of larger properties and the construction of suburban houses along Luddington Road in the 1920s and 1950s have impacted the house's setting and feeling, its large setback and wide lot clearly differentiate the house from its neighbors and enable it to largely retain its integrity of design, setting, feeling and association.	Individually eligible under Criteria A and C	

Table 3.2. Summary of Potential Individually Eligible Properties - West Side Gregory Avenue, Upper Gregory Neighborhood

Name	Address	Block	Lot	Date of Construction	Description	Eligibility Recommendation	Photograph
Private Residence (Sherer House)	195 Gregory Avenue	55	5.01	c. 1924	This two-story, seven-bay house is a locally significant example of the Colonial Revival style. Its massing, form, fenestration pattern and use of local stone are evocative of vernacular mid-Atlantic colonial farmhouses, thereby suggesting that the architect/builder understood how to make use of historically accurate forms and details and had architectural training. It is the best example of the Colonial Revival style in the Lower Gregory and Upper Gregory neighborhoods. The other Colonial Revival-style houses in the area represent 20th-century forms with Colonial Revival-style details applied with less rigorous attention to accuracy. It possesses high integrity of design, materials and workmanship.	Individually eligible under Criterion C	
Private Residence (Robertson House)	281 Gregory Avenue	47	3	c. 1900	This two-and-a-half-story, three-bay house is a locally significant representative example of the Queen Anne style. It possesses characteristic features of the Queen Anny style, including an asymmetrical façade, texture shingles, a steeply pitched irregular roof, a dominant cross gable, a conical corner tower and a one-story porch. It is one of the oldest extant houses in the Upper Gregory Neighborhood. Although it appears that some windows have been replaced, it retains high integrity of design and workmanship.	Individually eligible under Criterion C	

Chapter 4

SUMMARY OF RECOMMENDATIONS

A. RECOMMENDATIONS FOR WEST ORANGE HISTORIC LANDMARK STATUS

This survey recommends that five (5) properties in the Lower Gregory Neighborhood and two (2) properties in the Upper Gregory Neighborhood are individually eligible as West Orange Township Historic Landmarks (see Tables 3.1 and 3.2).

Per the Township's historic preservation ordinance, the next step in designating the properties as West Orange Landmarks would be preparation of formal designation reports for these seven resources (1 Yale Terrace, 3 Yale Terrace, 21 Luddington Road, 22 Luddington Road, 25 Luddington Road, 195 Gregory Avenue and 281 Gregory Avenue). The survey forms in Appendix B may serve as a foundation for preparing designation reports, but additional work will be necessary in cooperation with property owners who support designation. This additional work would include chain of title research, developing historical information on former occupants, and detailed physical inspections and architectural histories.

Strategically, the West Orange Historic Preservation Commission (HPC) and other stakeholders, including property owners, will wish to consider which properties identified by this survey should be priorities for designation. Priorities should be considered based on local knowledge of the level of threat and a calculus of the willingness of the community and property owners to support designation and protection under local land-use ordinances and the West Orange Master Plan.

B. RECOMMENDATIONS FOR LISTING IN THE NEW JERSEY AND NATIONAL REGISTERS

The HPC may use the findings of this survey to encourage property owners to seek listing in the New Jersey and National Registers of Historic Places. Since the Township's preservation ordinance uses the same technical criteria as the New Jersey and National Register, the same properties that are eligible for local landmark status may also be eligible to the state and national registers. Properties can be listed individually only with the consent of the private property owners.

Properties listed in the registers are officially recognized by the state and federal governments as preservation worthy. Inclusion provides a measure of protection from governmental undertakings and encroachments that would adversely impact listed resources. Section 106 of the National Historic Preservation Act of 1966, as amended, requires New Jersey Historic Preservation Office (NJHPO) review of any federally licensed, financed or assisted undertaking that could harm the historic character of a listed property. The New Jersey Register of Historic Places Act provides similar review for any state or municipal undertakings through an Application for Project Authorization.

Another benefit of National Register listing is the ability of property owners to take advantage of financial incentives for preservation such as a 20 percent income tax credit for a substantial rehabilitation of an income-producing building. Unfortunately, the credit is not likely to be available for use with single-family residential buildings, unless they are converted to non-residential uses. The rehabilitated building must be a certified historic structure that is subject

to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service. In addition to the federal tax credit, the New Jersey Historic Trust offers matching grants and low-interest loans for rehabilitation and restoration to state, county and municipal agencies and nonprofit organizations. New Jersey does not currently offer a state historic preservation tax credit.

C. RECOMMENDATIONS FOR FUTURE RESEARCH AND SURVEY

The next logical step for future research and survey in West Orange would be to complete the survey of the Upper Gregory Neighborhood. Completion of the survey would enable the Historic Preservation Commission to develop a deeper understanding of the history of the neighborhood and to identify eligible historic resources.

D. OPPORTUNITIES TO ENHANCE THE QUALITY OF LIFE THROUGH HISTORIC PRESERVATION

This planning report offers historical data and recommendations that are meant to be used by the HPC, the Planning Board, and more generally the elected officials of the Township *vis-à-vis* achieving the Township's historic preservation goals.

The report is also meant to inform the residents of West Orange about their neighborhoods' histories and prompt them to consider what the historic character of the community means to them. It goes almost without saying that community character and pride is foremost about the people who live in a community and, in part, how they view their history and the environment in which they live. To this end, the long-term success or failure of historic preservation will depend on how property owners and residents decide to treat their

properties. Although this report focuses on 52 properties in the Lower Gregory Neighborhood and eight (8) properties in the Upper Gregory Neighborhood, there are many hundreds of houses with historic character in both neighborhoods, even if they do not all rise to the level of National Register eligibility significance.

Maintaining historic architecture takes effort; it is not always the easiest or most available path, especially in an era of mass-produced hardware from "big box" stores. It requires willingness to learn about old materials, like slate roofs, half-timbered stuccoed facades, fancy wood trim and lead-glass windows. There is good technical guidance (e.g., see National Park Service Preservation Briefs, www.nps.gov/tps/how-to-preserve/briefs.htm) and property owners do not necessarily require the services of specialists to undertake worthwhile projects. If this report encourages property owners to consider maintaining or fixing some historic architectural feature of their property, rather than removing it or replacing it with something out of character, then they will have achieved one of historic preservation's goals and, hopefully, added to the community's quality of life.

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Appendix A

**HISTORIC PRESERVATION FUND GRANT REQUEST FOR
PROPOSALS (RFP) AND SCOPE OF WORK**

TOWNSHIP OF WEST ORANGE
WEST ORANGE HISTORIC PRESERVATION COMMISSION

REQUEST FOR PROPOSAL

ARCHITECTURAL HISTORIAN

Bid Submission Date:

JULY 06, 2017

11:00 AM

Prevailing Time

Township of West Orange *66 Main Street* West Orange, NJ 07052

973-325-4056

ADVERTISEMENT

REQUEST FOR PROPOSALS

The Township of West Orange Historic Preservation Commission is seeking the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualifications Standards. The proposal package can be obtained in person at the Township of West Orange , 66 Main St., Purchasing Rm.111, West Orange, NJ 07052, during regular business hours M-F 8:30 AM – 4:30 PM or by emailing your request to adesantis@westorange.org. Proposals must be clearly marked with the Title of project, name and address of party submitting, to the above mentioned address. Submission date and time is July 6, 2017 at 11:00 A.M. No proposals received after this date and time will be accepted.

Submitters are required to comply with the Affirmative Action requirements of N.J.S.A. 10:5-31 et seq. and N.J.AC 17:27, and have a New Jersey Business Registration Certificate.

Anne DeSantis
Purchasing Agent QPA

Scope of Work

The Grantee shall employ at minimum the services of an Architectural Historian qualified in accordance with the National Park Service *Professional qualifications Standards*, to produce an intensive – level architectural survey of a minimum of thirty (30) and a maximum of fifty two (52) historic resources in the “Lower Gregory” section of the Township. Surveyed resources will be documented individually.

Information generated from this intensive-level Architectural Survey will enable the Township of West Orange’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. It will also assist the West Orange Historic Preservation Commission in making reasonable, consistent and justifiable decisions.

The survey must be conducted in accordance with the New Jersey Historic Preservation *Office’s 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 the GIS data. The eligibility findings and, summarizes the overall survey effort.

The following product will be created as part of the survey effort:

1. Intensive – level Survey Documentation

The Township of West Orange shall conduct an Intensive-level architectural Survey consisting of the following:

A. Survey Forms

1. Preparation of HPO-approved forms for minimum of thirty (30) historic resources. All forms must be submitted via both electronic and hard copy. The Hard copy inventory forms will be generated from the database.
2. Preparation of attachments and eligibility worksheets for those properties identified as potentially eligible.
3. Assessment of “key-contributing” status for all properties surveyed as part of historic district(s).

B. Photography

1. **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 will appear on the Base Survey Form for the property).

2. 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.
3. 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 300 dpi)

C. GIS Mapping

1. GIS mapping must be based on existing digital parcel maps, or an HPO-approved alternate, such as Global Positioning System (GPS) data
2. Digital submissions must include separate ArcView shape files in the data structure provided by the HPO.
 - a. Historic District boundaries (polygons). Where the Historic District boundary coincides with a municipal boundary, the Historic boundary must overlay the municipal boundary, the Historic District boundary must overlay the municipal boundary exactly.
 - b. Property locations (points).
3. Geospatial metadata sufficient to satisfy the metadata reporting requirements of the NJ Department of Environmental Protection Mapping and Digital Data Standards (2006) available online at <http://www.nj.gov/dep/gis/standard.htm>
4. All Digital data shall be submitted on CD-ROM and on a flash drive in the format referenced above.
5. The GIS data shall serve as the basis for creating the 2"x3" location map for each surveyed property. The location map shall be saved as a digital image in JPEG format that will be included on the hard copy survey forms.

II. Intensive-level Survey Report

The Grantee shall prepare an intensive-level survey report in accordance with Section 3.5 of the Guidelines for Architectural Survey. The report will be comprised of at least 30 pages of typewritten text (12 point font in a single-spaced format), not including survey forms, maps, photographs and illustrations. The final report must be submitted to the Township of West Orange in electronic and hard copy. The electronic copy must be submitted on CD_ROM and on a flash drive as a Microsoft Word document.

Deliverables:

For purposes of this Grant Agreement, the Grantee shall produce two (2) hard copies of all survey products defined above. The HPO will receive one (1) complete hard copy set of the completed survey products in accordance with the grant schedule. The Grantee will retain one (1) complete hard copy of the survey products for local use.

FINAL SURVEY DUE SEPTEMBER 22, 2017. NO EXCEPTIONS

HISTORIC PRESERVATION PROFESSIONAL QUALIFICATIONS

In the following definitions, a year of full-time, professional experience need to consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time adding up to the equivalent of a year of full-time experience.

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

- 2. Archaeology.** The minimum professional qualifications in archaeology are a graduate degree in archaeology, anthropology, or closely related field plus;
 - a.** At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration or management.
 - b.** At least four months of supervised field and analytic experience in general North American archaeology.
 - c.** Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall have at least one year of full-period. A professional in historic archaeology shall have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.

- 3. 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:
 - a.** At least two years of full-time experience in research, writing, or teaming in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution.
 - b.** Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

4. **Architecture.** The minimum professional qualifications in architecture are a professional degree in architecture plus a least two years of full-time professional experience in architecture; or a license to practice architecture.
5. **Historic Architecture.** The minimum professional qualification in historic architecture are a professional degree in architecture or state license to practice architecture, plus one of the following:
 - a. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
 - b. 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.)

Project

The Township's last full reconnaissance local survey was completed in the early 1990's, but in recent years the HPC has begun to update the original survey by resurveying the St. Cloud neighborhood, the Main Street corridor and the Lower Gregory neighborhood. The purpose of this new survey is to build on that work by continuing an intensive level architectural survey of the "Lower Gregory" neighborhood of West Orange. This survey will mainly have a local impact, although information gleaned from the project could assist in understanding state and national historic themes and contexts. Resources examined as part of this survey will be surveyed on an individual basis not as part of a potential historic district.

Survey Areas

The West Orange Historic Preservation Commission has identified a list of 52 properties to be surveyed in the Lower Gregory area. For the purpose of this survey effort a minimum of 30 properties from this list must be surveyed. If the Grantee is not surveying all 52 properties, then the Grantee will propose a list of the properties selected from the list of 52, along with a justification for the grouping. The HPC must approve this list before any survey work begins.

(Please see the next 2 pages for a list of the 52 properties.)

14060 - West Orange Windshield Survey

Suggested Representative Examples

1991 Survey Page	Block	Lot	Address	Section	Reason
	41	157	2 Oxford Terrace	3	Craftsman
	41	166.02	10 Oxford Terrace	3	Foursquare
	41	166.03	8 Oxford Terrace	3	Modern
	41	166.04	6 Oxford Terrace	3	Representative Modern
	41	176.03	32 Oxford Terrace	3	Dutch Colonial
	41	176.04	30 Oxford Terrace	3	Dutch Colonial
	41	176.05	28 Oxford Terrace	3	Dutch Colonial
	41	176.06	26 Oxford Terrace	3	Colonial Revival
	41	176.13	14 Oxford Terrace	3	Dutch Colonial
	41.01	122	2 Harvard Terrace	3	Colonial Revival
	41.01	123	4 Harvard Terrace	3	Colonial Revival
	41.01	124	6 Harvard Terrace	3	Colonial Revival
	41.01	128	14 Harvard Terrace	3	Colonial Revival
	41.01	134	26 Harvard Terrace	3	English Cottage
	41.02	88	6 Yale Terrace	3	Bungalow
	41.02	89	8 Yale Terrace	3	English Cottage
	41.02	92	14 Yale Terrace	3	English Cottage
	41.02	93	16 Yale Terrace	3	English Cottage
	41.02	95	20 Yale Terrace	3	Dutch Colonial
	41.02	96	22 Yale Terrace	3	English Cottage
	41.02	99	28 Yale Terrace	3	Dutch Colonial
	41.02	109	25 Harvard Terrace	3	Colonial Revival
	41.02	113	17 Harvard Terrace	3	Colonial Revival
	41.02	118	7 Harvard Terrace	3	Colonial Revival
	41.02	119	5 Harvard Terrace	3	late-Victorian
	41.02	120	3 Harvard Terrace	3	Colonial Revival
	41.03	68	41 Yale Terrace	3	Dutch Colonial
	41.03	70	35 Yale Terrace	3	Bungalow
	41.03	71	33 Yale Terrace	3	Bungalow
	41.03	72	31 Yale Terrace	3	Dutch Colonial
	41.03	73	25 Yale Terrace	3	Colonial Revival

14060 - West Orange Windshield Survey

Suggested Representative Examples

1991 Survey Page	Block	Lot	Address	Section	Reason
	41.03	76	19 Yale Terrace	3	Dutch Colonial
	41.03	77	17 Yale Terrace	3	Dutch Colonial
	41.03	78	15 Yale Terrace	3	Colonial Revival
	41.03	79	13 Yale Terrace	3	Colonial Revival
	41.03	81	9 Yale Terrace	3	Dutch Colonial
	41.03	82	7 Yale Terrace	3	late-Victorian
	41.03	83	5 Yale Terrace	3	Foursquare
	41.03	84	3 Yale Terrace	3	Foursquare
	41.03	85	1 Yale Terrace	3	Foursquare
	42	189.01	76 Walker Road	4	English Cottage
	42	190	72 Walker Road	4	Colonial Revival
	42.02	216.08	41 Ridgeview Avenue	4	Dutch Colonial
0722-B10	42.03	100	25 Luddington Road	4	Circa 1870 Victorian, former home of C. Morgan
0722-B10	42.03	100.01	21 Luddington Road	4	Large circa 1930 English-style house
0722-B28	42.03	100.02	27 Luddington Road	4	Revival-style, architect-designed
0722-B41	42.03	110	3 Overlook Avenue	4	English Arts & Crafts
	42.03	116	5 Overlook Avenue	4	Foursquare
	42.03	118	7 Overlook Avenue	4	Foursquare w/ Prairie Influences
	42.03	122	11 Overlook Avenue	4	Foursquare
	42.05	228	12 Ridgeview Avenue	4	Craftsman
0722-B10	45	10	22 Luddington Road	4	Tudoresque

**DOCUMENTATION OF QUALIFICATIONS
TO PROVIDE PROFESSIONAL ARCHITECTURAL HISTORIAN SERVICES
FOR THE PREPARATION OF AN INTENSIVE-LEVEL ARCHITECTURAL SURVEY
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY**

**Hunter Research, Inc.
120 West State Street
Trenton, NJ 08608
(609) 695-0122, ext. 115
www.hunterresearch.com**

A. UNDERSTANDING OF PROJECT

In broad terms, Hunter Research understands the scope of work to be the completion of individual intensive-level architectural surveys of a minimum of 30 and a maximum of 52 resources in the Lower Gregory neighborhood within the Township of West Orange. Hunter Research has prepared a scope of work and cost that assumes that all 52 properties will be surveyed.

The properties to be surveyed are a continuation of an intensive-level survey of the Lower Gregory neighborhood that was completed in 2016 by Hunter Research, and included 45 resources in the areas known as Educational Park, Colony Drive East and West, and South Valley Road Corridor. The 52 properties of this follow-up survey are mostly in the Yale, Harvard and Oxford Terrace and Walker/Luddington Road areas. The properties are residential in character and represent a variety of architectural materials, forms and styles with a concentration on the Late Victorian and Early Modern periods of the 1890s to the 1930s.

This work is to be in conformance with the New Jersey Historic Preservation Office's (NJHPO's) *Guidelines for Architectural Survey* and the *Secretary of the Interior's Standards for Treatment of Historic Properties*. The primary work products will be NJHPO Intensive-Level Survey Forms generated from the NJHPO's MS-Access 2003 database application, digital photographs of each property (general views, elevations and details), digital GIS mapping of each property, and a Final Survey Report with historic overview, synthesis of data, maps, photographs, tables and supporting illustrations. The survey will incorporate previous historic architectural data collected by the Township and the New Jersey Historic Preservation Office (NJHPO), supplemented by additional research and analysis of historical data and assessments of current conditions. The Survey Forms and Final Survey Report will be used primarily to support local preservation planning. The report's conclusions will offer recommendations for advancing and prioritizing preservation activities in support of the Township's land-use decision making and the community's social and economic goals.

Furthermore, we understand that this CLG Historic Preservation Fund project is very time critical. The final survey must be completed no later than September 22, 2017. The selected consultant will need to work closely and efficiently with the West Orange Historic Preservation Commission (HPC) and the NJHPO reviewer in order to meet this deadline. Hunter Research has developed a work plan and cost proposal based on an accelerated schedule. All research, fieldwork and analysis will be completed by three architectural historians who meet or exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR 61). Hunter Research support staff, including a GIS specialist and report manager, will be assigned to the project to assist the architectural historians with the timely completion of all necessary forms, maps, graphics and report layout.

Approach to Work

Hunter Research has developed the following work plan and schedule to meet the Township's Scope of Work and comply with the NJHPO's *Guidelines for Architectural Survey*. Specifically, our proposal includes the following tasks:

1. Kick-Off Meeting

Immediately upon notice of an award, Hunter Research's Project Manager/Principal Architectural Historian will arrange a meeting (either by phone or in person). We presume this meeting will be with a representative of the HPC to discuss and review project goals and outcomes. We will discuss any special concerns or issues associated with the project or any individual properties. We will discuss workflow in order to meet the project's September 22 deadline. Due to Hunter Research's past work for West Orange Township, our team will be able to mobilize quickly.

Following the kick-off meeting, we will populate the NJHPO's MS-Access 2003 database with the name, street address, and block and lot of the properties in the study. We will use the same database used for last year's Lower Gregory study so that last year's data will be integrated with this year's. Records will be flagged so that users will know in which year each property was surveyed. We will also prepare a survey methodology based on the 2016 methodology, which will serve as a draft for one of the chapters in the Final Survey Report.

2. Fieldwork

Hunter Research's architectural historians will conduct fieldwork to document every property on the study list. We will also check the existing resources against tax maps, historic atlases and insurance maps to ensure that all historically related resources have been identified and that each property's surveyed boundaries are appropriate and justified. The goal of fieldwork will be to work efficiently to collect all data required to fill out the NJHPO Survey Forms.

Each Survey Form will consist of the NJHPO's Base Form plus appropriate attachments. Building Attachments and Eligibility Worksheets will be completed for any properties identified as individually eligible/key contributing. Fieldwork will be documented by digital photography using Nikon D3000 or newer digital 35 mm cameras. All photographs will meet or exceed the requirement of 1200 by 1800 pixels. An overview photograph will be taken of the primary elevation of each property and attached to the Base Form. Additional photographs will be taken to document secondary elevations, architectural details or alterations. We will also photograph settings and potential historic districts in which the properties are located.

In order to efficiently gather data and translate it into the required MS-Access 2003 generated forms, we will collect data using iPads with direct data entry in the field. This data will then be checked in the office for accuracy but it will not be necessary to re-enter or retype data, thus saving time and increasing the efficiency of the effort.

Hunter Research will prepare a preliminary base survey map based on GIS layers including parcel boundaries and streets. This information will be field verified, corrected as required, and used to prepare a final survey map locating each of the surveyed properties. The map will indicate tax block and lot number, street address and survey number. The base map will be developed using Arc-GIS and will incorporate recent aerial photography. Each site will be accurately located and its property boundaries outlined. A run of mid-19th to mid-20th-century atlas and insurance maps will also be acquired for the survey area. This run of maps will be used to document the area's physical evolution and will inform and illustrate the historic context chapter of the Final Survey Report. We will also use these maps to describe the local history of community development and suburbanization.

Hunter Research will conduct all work from the public right-of-way and will not enter private property without permission. Interiors of buildings will not be inspected except where they are publicly accessible. We request that the Township provide a letter of introduction that can be handed to property owners and other interested persons who may inquire about the nature and purpose of the fieldwork. Hunter Research can provide a draft letter for the Township's review. We also request that the Township assist with notifying local law enforcement so they are aware that we will be working in the Lower Gregory neighborhood.

3. Background Research

We anticipate a concentrated period of background research to develop individual property histories for the filling out of the eligibility worksheets of the NJHPO Survey Forms for properties identified as potentially eligible. We understand given time and budget constraints that the goal of the research must be focused on the factual information needed to complete the Survey Forms and the Final Survey Report. We also understand the desire that the research not merely be a "rehashing" of prior surveys and reporting. Rather, the research needs to focus on the individual qualities of the study area and properties that justify an eligibility recommendation under one of the National Register Criteria.

As envisioned, Hunter Research proposes a three-pronged research plan. The first prong will be a thorough review of all previous survey data. This will include the Essex County survey of historic resources (1986), the West Orange Historic Sites Survey (1992) and the Lower Gregory Neighborhood Study (2016). The purpose of this review will be to become familiar with prior survey data and evaluations and to determine its relevancy to the current effort. Background research previously conducted will not be repeated but built upon. Hunter Research's familiarity with past surveys will greatly expedite this effort.

The second prong of the research plan will be geared toward developing the historic overview (i.e., historic context) section of the Final Survey Report, and the third toward developing the site-specific histories for the potentially eligible properties. We anticipate most of the research taking place at the West Orange Public Library (New Jersey Collection), the Newark Public Library (The Charles F. Cummings New Jersey Information Center), the New Jersey State Library (Jerseyana Collection), and Essex County Clerk's Office (deeds and plats of subdivisions). As necessary, we will supplement this research using on-line resources such as GenealogyBank.com (historic newspapers) and Ancestry.com (genealogical data on property occupants and owners).

Since last year's survey of the Lower Gregory neighborhood produced an overview history of the neighborhood and its pattern of suburbanization, this year's research can focus specifically on the Yale/Harvard/Oxford terrace, Overlook Avenue and other subdivisions in which the 52 properties are located. We will look specifically at whether these subdivisions have the significance and integrity to constitute potential historic districts as recommended in the 1992 West Orange Historic Sites Survey, although the focus of the work will be on individual property assessments.

4. Intensive-Level Survey Database, Forms and Report

Hunter Research will use the NJHPO's Microsoft Access 2003 Survey Database for data entry and generation of the Survey Forms. The database entry process will include all of the required fields including locational and descriptive information, attached maps, photographs, historic narrative, physical description, and eligibility assessments. All survey forms will conform to the NJHPO's *Guidelines*. The forms for each of the 52 properties will consist of the Base Form. We will also complete a Building Attachment and Eligibility Worksheet for individually eligible/key contributing properties. The Base Form will include an overview photograph of the surveyed property. Continuation Sheets will be used for additional photographs documenting buildings and architectural/historical details. The Base Forms will include a USGS location map and a Site Map generated using ArcView shapefiles. All forms will be technically complete and accurate.

The Final Survey Report will include, at a minimum: title page; management summary; table of contents; lists of figures, photographs, and tables; introduction; research design; setting; historical overview; summary of field results; data summary; bibliography; and appendices, including NJHPO bibliographic abstract, resumes of the report's preparers, and a complete set of survey forms. The Final Survey Report will include inventory tables cross-referenced to

eligibility, address, date of construction and current use. The Final Survey Report's recommendations will include observations about the historic significance and integrity of the survey properties; listing or eligibility for listing in local, state or national registers; and discussion of appropriate re-use opportunities, interpretation, zoning and public outreach.

Task 5: Review and Submittals

Hunter Research will provide two (2) hard copies and electronic pdf of the final submittals. The Final Survey Report, Database, and GIS mapping will also be provided in their original source formats (MS-Word, MS-Access, ArcView) on a USB flash drive or DVD. One copy will be submitted to the Township and one to the NJHPO. Hunter Research will respond to all comments and requests for revisions. We will also be available to attend a meeting of the HPC to present the results and discuss the findings.

Schedule

We propose to complete all work by the September 22, 2017 deadline. This assumes a notice to proceed will be issued in late July or early August. For the purposes of this proposal, a 45-day schedule is proposed beginning no later than August 7, 2017. This schedule could be compressed somewhat if necessary.

Days 1-5. Notice to proceed, kick-off meeting, definition of survey boundaries and properties, and begin background research.

Days 5-15. Start and complete fieldwork. Continue background research.

Days 15-25. Begin MS-Access and GIS data entry for Survey Forms. Complete background research and analysis of field data. Prepare detailed outline of final Survey Report and begin writing.

Days 26-35. Complete MS-Access and GIS data entry; generate all Base Survey Forms from MS-Access; continue writing and preparation of Draft Survey Report including production of maps, tables, and graphics.

Days 36-45. Review Draft report and complete Final Report.

B. EXPERIENCE AND QUALIFICATIONS

Hunter Research is well qualified to provide these services based on our prior work in West Orange and the State of New Jersey. We have a strong knowledge of New Jersey's architecture and historical development, and working relationships with members of the State's preservation

community. During the past five years, our firm has completed more than two dozen cultural resources projects using the NJHPO's Intensive-Level Survey Forms and *Guidelines*.

Our prior experience will allow our staff to be up and working quickly toward meeting the project's deadline while producing a survey that can offer the needed insights into the Lower Gregory neighborhood's historic resources. The architectural historians assigned to this project meet the Historic Preservation Professional Qualifications for Architectural Historians.

Please see the attached project sheets and resumes for further information on our qualifications and references. The project sheets highlight the Intensive-Level Architectural Surveys that are most similar to the West Orange survey. We have also included sample survey forms from prior projects.

Staffing

Our Project Manager and Principal Architectural Historian will be **Patrick Harshbarger**. Patrick has more than 26 years of experience as an architectural historian. He exceeds the National Park Service's Professional Qualifications for Architectural History and History (36 CFR 61). He is a graduate of Brown University (B.A., History) and the University of Delaware (M.A., History). Patrick will be responsible for coordinating with the Township, reviewing existing research and supervising additional research, and writing the narrative sections of the Final Survey Report and Survey Forms for potentially eligible/key contributing properties. He will be the Final Survey Report's primary author.

Assisting Patrick will be **Eryn Boyce**, Architectural Historian. Eryn is a graduate of Hamilton College (B.A., History) and the University of Pennsylvania's Historic Preservation Master's Program (M.S.). Prior to joining Hunter Research in 2016, she worked as a project reviewer in the New Jersey Historic Preservation Office where she reviewed a variety of intensive-level architectural survey projects in New Jersey and became familiar with NJHPO's guidelines and requirements. Eryn regularly conducts fieldwork for us and will be the staff person assigned to conduct fieldwork and research under Patrick's supervision. She will be the individual primarily responsible for entering architectural data into the MS-Access survey database and generating the Survey Forms. Eryn worked on the 2016 Lower Gregory Neighborhood survey. Also assisting will be **Erin Frederickson**, Architectural Historian. Erin is a graduate of the College of New Jersey (B.A., History) and Cornell University's Historic Preservation Planning Program (M.A.). Since joining Hunter Research in October 2016, she has worked on a variety of intensive-level architectural surveys, all in the State of New Jersey.

Other Hunter Research staff will support the project. **Evan Mydlowski** (M.A., Archaeology) has been Hunter Research's Cartographer and GIS specialist since 2015. He will prepare location maps and site maps for the Final Survey Report and Survey Forms, as well as verify the ArcView overlays and data. Additional staff is available to provide field support, data entry and assist with report production including graphic design and layout of the Final Report, ensuring that it meets NJHPO guidelines. **Richard W. Hunter** (Ph.D., Geography), President/Principal

Archaeologist, will provide overall administrative oversight and quality control assisted by **Patricia Madrigal**, Business Manager, who will handle invoicing and contractual matters.

An organizational chart and resumes for our key staff are attached.

Appendix B

**NEW JERSEY HISTORIC PRESERVATION OFFICE
INTENSIVE-LEVEL SURVEY FORMS**

SEE VOLUME II

Appendix C
RESUMES

ERYN C. BOYCE
Architectural Historian/Historian, MS

EDUCATION

M.S., Historic Preservation, University of Pennsylvania, 2015
B.A., History, Hamilton College, 2013

EXPERIENCE

June 2016-present Architectural Historian/Historian
Hunter Research, Inc., Trenton, New Jersey

Execution of research in support of historic, historic architectural and archaeological studies including:

- review of primary and secondary source materials
- title research
- genealogical investigation
- review of historic cartographic materials
- selected contributions to reports

December 2015- June 2016 Program Associate
New Jersey Historic Preservation Office, Trenton, New Jersey

- performed Section 106 reviews on above-ground projects.
- determined eligibility of resources
- studied buildings' historic contexts
- evaluated project effects

December 2015- June 2016 Intern
Heritage Consulting, Inc., Philadelphia, Pennsylvania

- conducted background research
- compiled written reports
- edited grants and strategic plans
- assisted principal during stakeholder meetings.

September 2013- June 2016 Site Assistant/Interpreter
Fonthill Castle, Doylestown, Pennsylvania

- developed, implemented, and evaluated tours, programs and special events
- led the planning and execution of annual Old-Fashioned Fourth of July event
- assisted with interviewing, training and supervision of volunteers

December 2014- March 2015 Research Assistant/Teaching Assistant
University of Pennsylvania, Philadelphia, Pennsylvania

- researched literature on identity
- teaching assistant for American Architecture class

May 2014- August 2014 Property Care Intern
Historic New England, Boston, Massachusetts

- compiled background information Eustis Estate in Milton, MA
- wrote conditions assessment report for Eustis Estate

May 2013- August 2013 Museum Education/Marketing Intern
Erie Canal Museum, Syracuse, New York

- planned, developed and implemented series of eight family programs
- designed and implemented marketing campaign for family programs

June 2012-
August 2012 Museum Education Intern
Strawberry Banke Museum, Portsmouth, New Hampshire

- developed lesson plans for summer camp activities
- worked at four summer camps and led camp activities

May-Aug 2011 Intern
May-Aug 2010 Fonthill Castle, Doylestown, Pennsylvania

- gave tours
- developed activities for summer camps and birthday parties

SPECIAL SKILLS

Proficient with Microsoft Office Suite, Adobe Creative Suite and ArcGIS

PATRICK HARSHBARGER
Vice President

Principal Historian/Architectural Historian/Industrial Archaeologist, M.A., M.P.A.

EDUCATION

M.A., History, Hagley Fellow, University of Delaware, Newark, Delaware, 1990

- Fields of Study: History of Technology (focus on built environment, structural engineering and architecture); American Colonial History; American Labor History; European Industrialization

Museum Studies Certificate, University of Delaware, Newark, Delaware, 1990

M.P.A., Public Administration, Florida International University, Miami, Florida, 1988

- Focus on non-profit management

B.A. *magna cum laude*, American History, Brown University, Providence, Rhode Island, 1984

EXPERIENCE

2015-present Vice President
Hunter Research, Inc., Trenton, New Jersey

As a member of the firm's senior management team, Mr. Harshbarger participates in all aspects of business management, development and strategic planning.

2010-present Principal Historian/Architectural Historian
Hunter Research, Inc., Trenton, New Jersey

Technical and day-to-day managerial responsibilities for historical and archival research in support of historic architecture and archaeology. Participation in:

- federal Section 106, state and municipal preservation law compliance review
- historical architectural survey, evaluation and recording of buildings and structures
- historical research
- preservation planning
- public outreach
- historical exhibits and signage
- interpretive planning and development
- report preparation
- proposal preparation

1996-2016 National Editor, *Society for Industrial Archeology Newsletter*
(www.sia-web.org/siapubs/publications.html)

Full editorial responsibilities inclusive of identifying and providing assistance to contributing authors and photographers, copy editing and oversight of graphic design and production on a quarterly basis. The SIA is the leading North American organization for the documentation and preservation of industrial heritage.

- 1991-2010 Senior Historian/Preservation Planner
TranSystems Corp. (formerly Lichtenstein Consulting Engineers)
Langhorne, Pennsylvania and Paramus, New Jersey
- Served as one of two staff historians to a national engineering and transportation consulting firm specializing in historic bridges and roads, as well as general cultural resources management services and architectural surveys (Sections 106 and 4f), to a client base consisting mainly of local, state and federal agencies.
- 1991-2009 Historian
McKelvey Museum Services, Wilmington, Delaware
- On-call interpretive planning, exhibit development and collections management for historic sites and museums in the Mid-Atlantic region inclusive of historical research, meetings with trustees and staff, and report preparation and editing.
- 1990 Historian, National Park Service
Historic American Engineering Record, Boston, Massachusetts
- 1989 Architectural Historian Intern
Bucks County Conservancy, Doylestown, Pennsylvania
- 1986-88 Special Assistant/Newsletter Editor
Office of the Vice President, Florida International University, Miami, Florida
- 1984-1986 Deputy Director
Slater Mill Historic Site, Pawtucket, Rhode Island

CONTINUING EDUCATION AND CERTIFICATIONS

- Secretary of the Interior's Professional Qualifications Standards for Historians (36 CFR Part 61)
- Secretary of the Interior's Professional Qualifications Standards for Architectural Historians (36 CFR Part 61)
- Architectural History Seminar and Workshop, New Hampshire Division of Historical Resources, Manchester, New Hampshire, 2014.
- National Register Nomination Preparation, New Jersey Historic Preservation Office and National Register of Historic Places Joint Workshop, Trenton, New Jersey, 2011
- Iron and Steel Preservation Workshop Certificate, Lansing Community College, Lansing, Michigan, 2010, 2012 (also presenter)
- Section 106 Training Certificate, Ohio Department of Transportation, Columbus, Ohio, 2010
- HAZWOPER 24-hr. Training
- Section 106 Training Workshop, Pennsylvania Department of Transportation, Allentown, Pennsylvania, 2009
- Museum Studies Certificate, University of Delaware, Newark, Delaware, 1990
- Hagley Fellow in the History of Industry and Technology/Museum Studies, Hagley Museum & Library, Wilmington, Delaware, 1988-1991

SPECIAL SKILLS AND INTERESTS

- historic engineering and bridges
- historic transportation systems (roads, canals, railroads)
- preservation of historic machinery and tools
- industrial and commercial architecture
- engineering heritage
- industrial archaeology
- public history and heritage tourism
- photography

PROFESSIONAL AFFILIATIONS

Association for Industrial Archaeology (U.K.)
National Railway Historical Society
National Society for the Preservation of Covered Bridges
National Trust for Historic Preservation
Newlin Foundation, Vice Executive Trustee
Society for Commercial Archeology
Society for the History of Technology
Society for Industrial Archeology
2017 Recipient of the General Tools Award for Distinguished Service to Industrial Archaeology
Society for the Preservation of Old Mills
Vernacular Architecture Forum

SELECTED PUBLICATIONS AND REPORTS

Co-author with Richard W. Hunter. *Sartori to Sacred Heart: Early Catholic Trenton*. Sacred Heart Parish, Trenton, New Jersey, 2014.

New Jersey Department of Transportation's Fernwood Service Station, Serving New Jersey's Highways Since 1922. New Jersey Department of Transportation, Trenton, New Jersey. 2014.

"Two Pioneering American Roadways." *Proceedings of the Institution of Civil Engineers – Engineering History and Heritage*. London, England, May 2010.

Editor. *Abstracts of American Truss Bridge Patents, 1817-1900*. Society for Industrial Archeology, Houghton, Michigan, 2009.

Robert John Prowse, New Hampshire State Bridge Engineer. New Hampshire State Historic Preservation Monograph Series. Concord, New Hampshire, 2009.

Co-author. *National Guidelines for Historic Bridge Rehabilitation and Replacement*. Washington, D.C.: American Association of State Highway and Transportation Officials, 2008.

"Defining Historic Roads." *Proceedings of the 6th Preserving the Historic Road in America Conference*. Albuquerque, New Mexico, 2008.

Historic Bridge Basics. South Carolina Department of Transportation. Columbia, South Carolina, 2004.

"Strategies for Historic Evaluation of Standard Highway Bridges, 1920-1960." *Proceedings of the Preserving the Recent Past 2 Conference*. Philadelphia, Pennsylvania, October 2000.

"So Your Dualized Highway is 50 Years Old? Is It Historic?" *Proceedings of the Preserving the Historic Road in America Conference*. Morristown, New Jersey, April 2000.

Editor and Co-author. *Delaware's Historic Bridges: Survey and Evaluation of Historic Bridges with Historic Contexts for Highways and Railroads*. 2nd Edition Revised. Dover, Delaware: Delaware Department of Transportation, 2000.

"Metal Truss Bridges and Their Builders in Historical Perspective: Some Thoughts from a Case Study of the Phoenix Bridge Company." *Spans of Time*. Historic Ithaca: Ithaca, New York, 1999.

"The Providence School Board Reform Movement, 1898-1924." *Rhode Island History*, Volume 44, Number 2 (May 1985).

Appendix D

**NEW JERSEY HISTORIC PRESERVATION OFFICE
BIBLIOGRAPHIC ABSTRACT**

APPENDIX D

New Jersey Historic Preservation Office Bibliographic Abstract

HUNTER RESEARCH, INC.

Location:	Lower Gregory Neighborhood and Upper Gregory Neighborhood, Township of West Orange, Essex County, NJ
Drainage Basin:	Passaic River
U.S.G.S. Quadrangle:	Caldwell, NJ and Orange, NJ
Project:	Intensive-Level Architectural Survey of Selected Properties Within the Lower Gregory and Upper Gregory Neighborhoods, Township of West Orange, Essex County, New Jersey
Level of Survey:	Architectural Survey
Cultural Resources:	potentially eligible late 19th and early 20th century residences

Appendix E

PROJECT ADMINISTRATIVE DATA

APPENDIX E

Project Administrative Data

HUNTER RESEARCH, INC.

PROJECT SUMMARY

Project Name: Intensive-Level Architectural Survey of Selected Properties Within the Lower Gregory and Upper Gregory Neighborhoods, Township of West Orange, Essex County, New Jersey

Level of Survey: Architectural Survey

HRI Project Reference: 17051

Date of Report: September 2017

Client: Township of West Orange

Prime:

Review Agency: NJHPO

Agency Reference: N/A

Artifacts/Records Deposited: Hunter Research

PROJECT CHRONOLOGY

Date of Contract Award: 7/25/2017

Notice to Proceed: 7/25/2017

Background Research: August 2017

Fieldwork: August 2017

Analysis: N/A

Report Written: August - September 2017

PROJECT PERSONNEL

Principal Investigator(s): Richard W. Hunter

Background Researcher(s): Eryn Boyce

Field Supervisor(s): Patrick Harshbarger

Field Assistant(s): N/A

Analyst(s): N/A

Draftperson(s): Even Mydlowski

Report Author(s): Eryn Boyce and Patrick Harshbarger

